

Single Family Residence **RESIDENTIAL**

771 ROTONDA CIR

ROTONDA WEST, FL 33947

\$433,507 TopHap Estimate · \$191 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,264 ft²

LIVING AREA

0.23 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$434K

\$413K low

\$454K high

Last Sale

\$445,000 · Feb 5, 2026

Est. Owner Equity

\$10,757

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$3,877 (2025)
Assessed Value	\$293,783
Previous Assessed	\$293,783
Assessor Market Value	\$438,857

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Pool	Yes

Porch · 368 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 4, 2026	Resale	Warranty Deed	\$445,000	\$197	\$423K
Aug 2, 2004	Financing	Trustees Deed			\$225K
Jun 23, 2004	Resale	Grant Deed	\$40,000	\$18	
Jun 23, 2004	Resale	Grant Deed	\$18,000	\$8	
Mar 9, 2004	Resale	Grant Deed	\$18,000	\$8	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	2.2 mi
L. A. Ainger Middle School	Middle	6–8	2.4 mi
Lemon Bay High School	High	9–12	5.3 mi

District: Charlotte County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 33947

87 CRIME INDEX	75 AIR POLLUTION	12,089 POPULATION	\$71K MEDIAN IN-COME	73°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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