

Residential - Vacant Land **RESIDENTIAL**

263 ROTONDA CIR
ROTONDA WEST, FL 33947



0.23 ac
LOT SIZE

VALUATION

Last Sale **\$45,000 · Sep 18, 2024**

TAX & ASSESSMENT

Property Tax	\$546 (2025)
Assessed Value	\$35,700
Previous Assessed	\$35,700
Assessor Market Value	\$42,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Charlotte
Lot (acres)	0.23
Heating	Yes
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 11, 2024	Resale	Warranty Deed	\$45,000		
Mar 22, 2024	Resale	Warranty Deed	\$35,000		
Feb 2, 2004	Resale	Grant Deed	\$22,000		
May 30, 2003	Resale	Grant Deed	\$16,500		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	1.0 mi
Vineland Elementary School	Elementary	PK–5	1.2 mi
Lemon Bay High School	High	9–12	3.0 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	Absentee owner
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