

Single Family Residence **RESIDENTIAL**

823 ROTONDA CIR

ROTONDA WEST, FL 33947

\$411,948 TopHap Estimate · \$203 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,030 ft²

LIVING AREA

0.24 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$412K

\$388K low

\$436K high

Last Sale

\$295,000 · May 11, 2004

Est. Owner Equity

\$362,048

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$2,670 (2025)
Assessed Value	\$214,860
Previous Assessed	\$208,805
Assessor Market Value	\$351,680

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.23
Construction	Concrete Blocks
Foundation	Footing
Roof	Shingle
Heating	Yes
Cooling	Yes
Pool	Yes

Porch · 304 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 14, 2019	Recorded document	Grant Deed	\$100	\$0	
May 11, 2004	Resale	Grant Deed	\$295,000	\$145	
May 5, 1998	Resale	Grant Deed	\$154,300	\$76	\$115K
Nov 18, 1997	Resale	Grant Deed	\$6,500	\$3	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	2.4 mi
L. A. Ainger Middle School	Middle	6–8	2.6 mi
Lemon Bay High School	High	9–12	5.5 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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