

Single Family Residence **RESIDENTIAL**

1091 ROTONDA CIR

ROTONDA WEST, FL 33947

\$549,900 TopHap Estimate · \$263 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,094 ft²

LIVING AREA

0.23 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$550K

\$512K low

\$588K high

Last Sale

\$369,500 · Oct 5, 2018

Est. Owner Equity

\$291,250

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$5,757 (2025)
Assessed Value	\$376,656
Previous Assessed	\$369,063
Assessor Market Value	\$410,301

PROPERTY FACTS

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

Porch · 317 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 5, 2018	Resale	Warranty Deed	\$369,500	\$176	\$259K
Mar 11, 2015	Resale	Grant Deed	\$205,500	\$98	\$164K
Feb 14, 2014	Non-arms-length	Trustees Deed	\$9,200	\$4	
Aug 25, 2005	Resale	Warranty Deed	\$350,000	\$167	\$280K
Jan 19, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	3.1 mi
L. A. Ainger Middle School	Middle	6–8	3.2 mi
Lemon Bay High School	High	9–12	5.7 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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