

Single Family Residence **RESIDENTIAL**

861 ROTONDA CIR

ROTONDA WEST, FL 33947

\$536,765 TopHap Estimate · \$220 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,438 ft²
LIVING AREA

0.26 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$537K

\$496K low

\$578K high

Last Sale

\$330,000 · Sep 24, 2012

Est. Owner Equity

\$306,765

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$4,554 (2025)
Assessed Value	\$338,138
Previous Assessed	\$328,608
Assessor Market Value	\$476,453

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.26
Construction	Concrete Blocks
Foundation	Concrete
Heating	Yes
Cooling	Yes
Pool	Yes

Porch · 292 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 19, 2012	Resale	Warranty Deed	\$330,000	\$135	\$230K
Nov 19, 2004	Resale	Warranty Deed	\$403,800	\$166	\$160K
Apr 26, 2002	Resale	Grant Deed	\$9,600	\$4	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	2.6 mi
L. A. Ainger Middle School	Middle	6–8	2.8 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	Owner occupied
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