

Single Family Residence **RESIDENTIAL**

118 ROTONDA CIR

ROTONDA WEST, FL 33947

\$250,000 TopHap Estimate · \$208 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,204 ft²

LIVING AREA

0.24 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$250K

\$226K low

\$274K high

Last Sale

\$134,900 · Jun 24, 2004

Est. Owner Equity

\$115,500

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$2,693 (2025)
Assessed Value	\$176,188
Previous Assessed	\$195,741
Assessor Market Value	\$163,213

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.24
Construction	Concrete Blocks
Foundation	Concrete
Roof	Metal
Heating	Yes
Cooling	Yes
Pool	No

Porch · 156 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2004	Resale	Grant Deed	\$134,900	\$112	\$108K
Dec 3, 1999	Resale	Grant Deed	\$57,000	\$47	\$57K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	2.0 mi
Vineland Elementary School	Elementary	PK–5	2.1 mi
Lemon Bay High School	High	9–12	3.8 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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