

Single Family Residence

RESIDENTIAL

425 ROTONDA CIR

ROTONDA WEST, FL 33947

\$459,631 TopHap Estimate · \$210 / ft² · confidence 93 · as of Jun 23, 2026



3

BEDS

2

BATHS

2,192 ft²

LIVING AREA

0.23 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$460K

\$427K low

\$492K high

Last Sale

\$52,000 · Jul 14, 2004

Est. Owner Equity

\$218,631

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$3,606 (2025)
Assessed Value	\$276,057
Previous Assessed	\$268,277
Assessor Market Value	\$452,281

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Pool	Yes

Porch · 307 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 20, 2004	Financing	Trustees Deed			\$241K
Jul 14, 2004	Resale	Grant Deed	\$52,000	\$24	
Oct 8, 2003	Resale	Grant Deed	\$26,500	\$12	
May 13, 2003	Resale	Grant Deed	\$14,800	\$7	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	0.3 mi
Vineland Elementary School	Elementary	PK–5	0.3 mi
Lemon Bay High School	High	9–12	3.1 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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