

Single Family Residence **RESIDENTIAL**

446 ROTONDA CIR

ROTONDA WEST, FL 33947

\$491,974 TopHap Estimate · \$207 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,382 ft²

LIVING AREA

0.22 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$492K

\$452K low

\$532K high

Last Sale

\$655,000 · Mar 8, 2022

Est. Owner Equity

\$0

Loan-to-Value

109%

TAX & ASSESSMENT

Property Tax	\$7,645 (2025)
Assessed Value	\$500,219
Previous Assessed	\$549,971
Assessor Market Value	\$492,968

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Pool	Yes

Porch · 482 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 31, 2004	Financing	Trustees Deed			\$265K
Nov 13, 2003	Resale	Grant Deed	\$49,900	\$21	
Oct 10, 2001	Resale	Grant Deed	\$10,000	\$4	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	0.2 mi
L. A. Ainger Middle School	Middle	6–8	0.3 mi
Lemon Bay High School	High	9–12	3.2 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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