

Single Family Residence **RESIDENTIAL**

94 ROTONDA CIR

ROTONDA WEST, FL 33947

\$257,793 TopHap Estimate · \$132 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,957 ft²

LIVING AREA

0.22 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$258K

\$225K low

\$291K high

Last Sale

\$165,000 · Jul 2, 2003

Est. Owner Equity

\$125,793

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$638 (2025)
Assessed Value	\$81,870
Previous Assessed	\$80,116
Assessor Market Value	\$196,651

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.22
Construction	Concrete Blocks
Foundation	Concrete
Roof	Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Finished
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 15, 2025	Financing	Intrafamily Transfer			
Jul 2, 2003	Resale	Grant Deed	\$165,000	\$84	\$132K
Oct 15, 2002	Resale	Grant Deed	\$74,000	\$38	
Jan 31, 2000	Financing	Grant Deed			\$13K
Jun 30, 1997	Resale	Grant Deed	\$72,500	\$37	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	2.2 mi
Vineland Elementary School	Elementary	PK–5	2.3 mi
Lemon Bay High School	High	9–12	3.9 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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