

Single Family Residence **RESIDENTIAL**

749 ROTONDA CIR

ROTONDA WEST, FL 33947

\$440,444 TopHap Estimate · \$210 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,102 ft²

LIVING AREA

0.23 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$440K

\$407K low

\$474K high

Last Sale

\$384,900 · Apr 2, 2021

Est. Owner Equity

\$113,279

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$5,711 (2025)
Assessed Value	\$373,652
Previous Assessed	\$424,960
Assessor Market Value	\$410,001

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.23
Construction	Concrete Blocks
Foundation	Concrete
Roof	Shingle
Heating	Yes
Cooling	Yes
Pool	Yes

Porch · 225 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 24, 2021	Resale	Warranty Deed	\$384,900	\$183	\$327K
Jul 2, 2019	Recorded document	Warranty Deed	\$100	\$0	
Dec 15, 2010	Resale	Warranty Deed	\$190,200	\$90	\$125K
Jul 9, 2010	Non-arms-length	Trustees Deed	\$173,100	\$82	
Sep 9, 2003	Resale	Grant Deed	\$239,900	\$114	\$192K
Jan 14, 2003	Resale	Grant Deed	\$15,000	\$7	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	2.0 mi
L. A. Ainger Middle School	Middle	6–8	2.2 mi
Lemon Bay High School	High	9–12	5.2 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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