

Single Family Residence **RESIDENTIAL**

# 317 ROTONDA CIR

ROTONDA WEST, FL 33947

**\$324,766** TopHap Estimate · \$207 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,566 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$325K**

**\$297K low**

**\$353K high**

Last Sale

**\$420,000 · Jan 9, 2023**

Est. Owner Equity

**\$9,766**

Loan-to-Value

**100%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,802 (2025)</b> |
| Assessed Value        | <b>\$314,192</b>      |
| Previous Assessed     | <b>\$342,965</b>      |
| Assessor Market Value | <b>\$287,521</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>Charlotte</b>               |
| Lot (acres)   | <b>0.23</b>                    |
| Construction  | <b>Concrete Blocks</b>         |
| Foundation    | <b>Concrete</b>                |
| Roof          | <b>Shingle</b>                 |
| Heating       | <b>Yes</b>                     |
| Cooling       | <b>Yes</b>                     |
| Pool          | <b>Yes</b>                     |

Porch · 413 ft²

Sprinklers

## TRANSACTION HISTORY

| DATE                | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|---------------------|--------|---------------|-----------|--------|--------|
| <b>Jan 5, 2023</b>  | Resale | Warranty Deed | \$420,000 | \$268  | \$315K |
| <b>Oct 14, 2016</b> | Resale | Warranty Deed | \$236,000 | \$151  | \$241K |
| <b>Jul 15, 2002</b> | Resale | Grant Deed    | \$157,000 | \$100  |        |
| <b>Jul 25, 1998</b> | Resale | Grant Deed    | \$7,000   | \$4    | \$100K |
| <b>Mar 4, 1998</b>  | Resale | Grant Deed    | \$4,500   | \$3    |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| <b>L. A. Ainger Middle School</b> | Middle     | 6–8    | 0.5 mi   |
| <b>Vineland Elementary School</b> | Elementary | PK–5   | 0.7 mi   |
| <b>Lemon Bay High School</b>      | High       | 9–12   | 3.0 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>75</b><br>AIR POLLUTION | <b>12,089</b><br>POPULATION | <b>\$71K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|