

Single Family Residence **RESIDENTIAL**

# 721 ROTONDA CIR

ROTONDA WEST, FL 33947

**\$495,000** TopHap Estimate · \$226 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,193 ft<sup>2</sup>**

LIVING AREA

**0.31 ac**

LOT SIZE

**2014**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$495K**

\$481K low

\$509K high

Last Sale

**\$21,000 · Aug 17, 2011**

Est. Owner Equity

**\$495,000**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,413 (2025) |
| Assessed Value        | \$323,684      |
| Previous Assessed     | \$314,562      |
| Assessor Market Value | \$466,957      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | CHARLOTTE                             |
| Lot (acres)   | 0.31                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Yes                                   |
| Cooling       | Central                               |
| Garage        | Garage, Attached                      |
| Pool          | Yes                                   |
| View          | Waterfront                            |

Porch · 295 ft²

Sprinklers

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE    | \$/FT² | LOAN |
|--------------|-----------|----------------------|----------|--------|------|
| Feb 3, 2025  | Financing | Intrafamily Transfer |          |        |      |
| May 24, 2024 | Financing | Intrafamily Transfer |          |        |      |
| Aug 15, 2011 | Resale    | Warranty Deed        | \$21,000 | \$10   |      |
| Jul 12, 2002 | Resale    | Grant Deed           | \$10,500 | \$5    |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Vineland Elementary School | Elementary | PK–5   | 1.8 mi   |
| L. A. Ainger Middle School | Middle     | 6–8    | 2.0 mi   |
| Lemon Bay High School      | High       | 9–12   | 5.0 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> |
|-----------|-----------------------|