

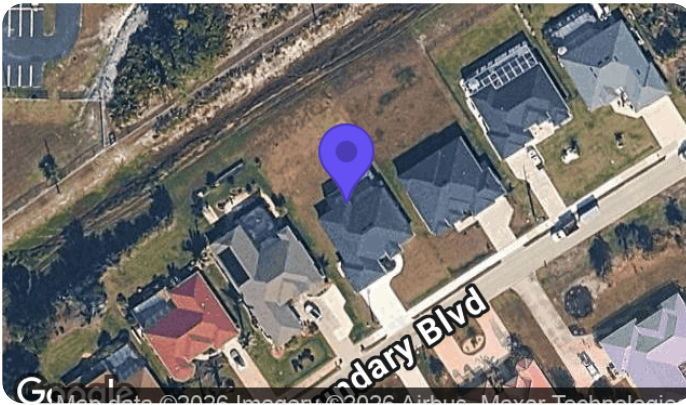
Single Family Residence

**RESIDENTIAL**

# 441 BOUNDARY BLVD

ROTONDA WEST, FL 33947

**\$509,835** TopHap Estimate · \$250 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,036 ft<sup>2</sup>**

LIVING AREA

**0.33 ac**

LOT SIZE

**2024**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$510K**

\$462K low

\$558K high

Last Sale

**\$535,000 · Oct 15, 2025**

Est. Owner Equity

**\$81,835**

Loan-to-Value

**84%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,278 (2025) |
| Assessed Value        | \$385,488      |
| Previous Assessed     | \$42,500       |
| Assessor Market Value | \$459,167      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Charlotte                  |
| Lot (acres)   | 0.33                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Pool          | Yes                        |

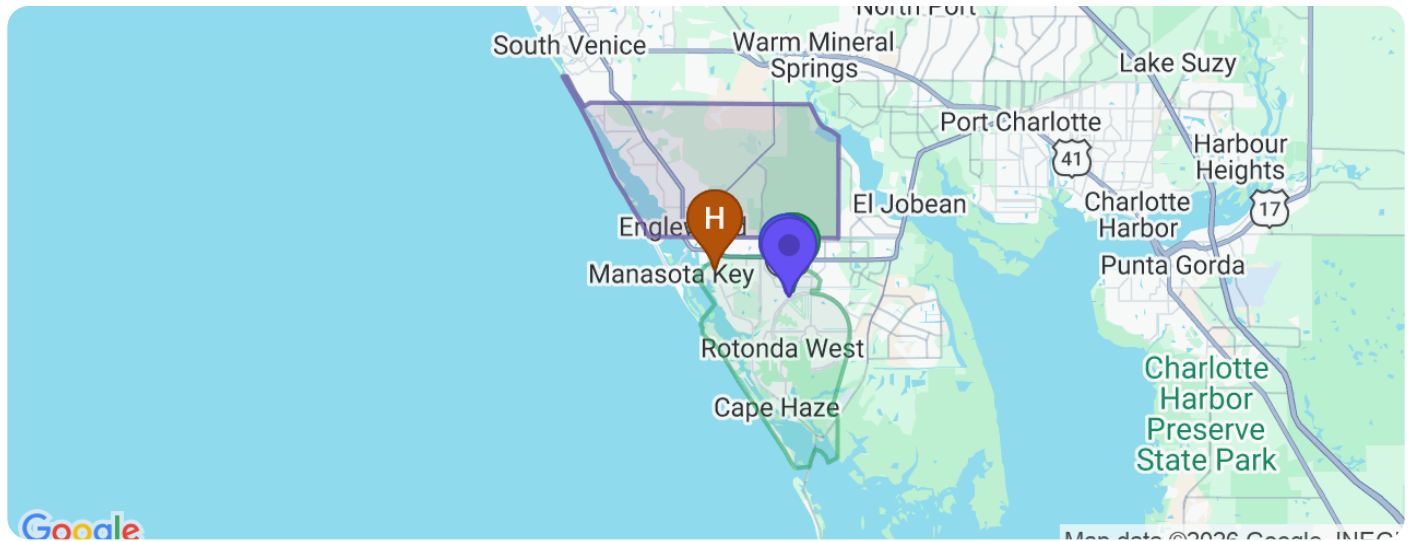
## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Oct 10, 2025 | Resale    | Warranty Deed       | \$535,000 | \$263  | \$428K |
| Dec 5, 2024  | Resale    | Warranty Deed       | \$462,300 | \$227  |        |
| Oct 10, 2021 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jun 16, 2021 | Resale    | Warranty Deed       | \$37,500  | \$18   |        |
| May 21, 2002 | Resale    | Grant Deed          | \$10,000  | \$5    |        |
| Jun 8, 2001  | Resale    | Grant Deed          | \$3,600   | \$2    |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| L. A. Ainger Middle School | Middle     | 6–8    | 0.1 mi   |
| Vineland Elementary School | Elementary | PK–5   | 0.2 mi   |
| Lemon Bay High School      | 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

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

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|