

Single Family Residence

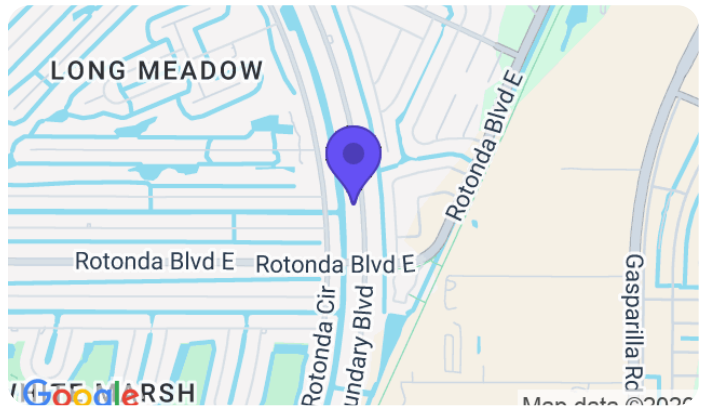
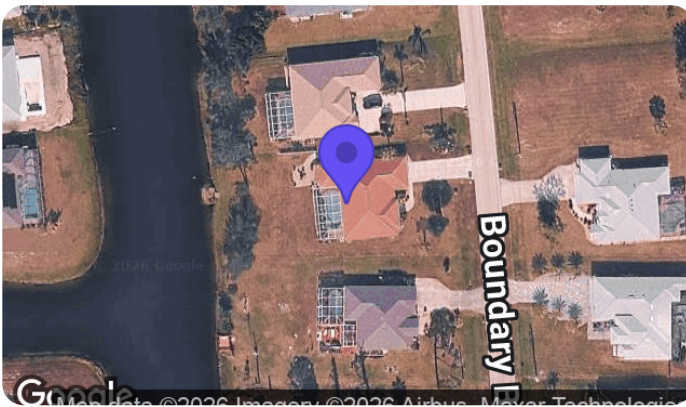
RESIDENTIAL

862 BOUNDARY BLVD

ROTONDA WEST, FL 33947

\$467,528

TopHap Estimate · \$237 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,970 ft²

LIVING AREA

0.36 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$468K

\$410K low

\$525K high

Last Sale

\$510,000 · Feb 1, 2025

Est. Owner Equity

\$467,528

TAX & ASSESSMENT

Assessed Value	\$292,294
Previous Assessed	\$292,294
Assessor Market Value	\$388,492

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.36
Construction	Concrete Blocks
Foundation	Concrete
Roof	Shingle
Heating	Yes
Cooling	Yes
Pool	Yes

Deck · 16 ft²

Porch · 338 ft²

Sprinklers

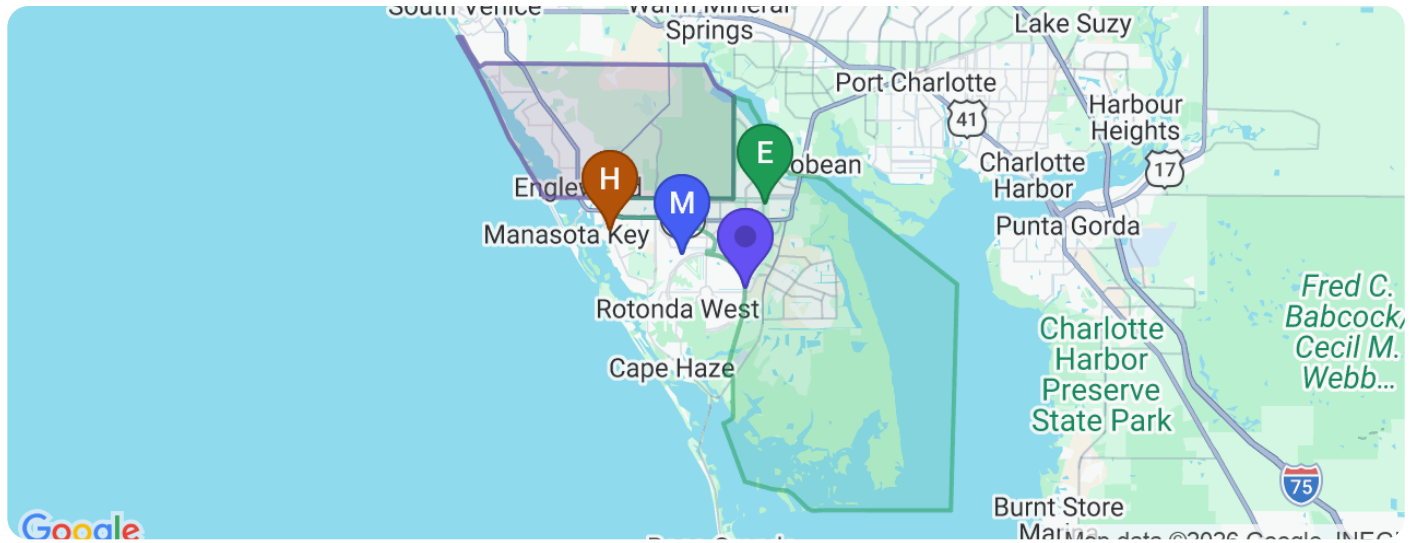
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2025	Resale	Warranty Deed	\$510,000	\$259	
Jun 3, 2019	Resale	Warranty Deed	\$305,000	\$155	\$244K
Dec 9, 2015	Resale	Grant Deed	\$225,000	\$114	
Jun 24, 2015	Recorded document	Trustees Deed			
Jan 23, 2006	Quitclaim	Quit Claim Transfer			
Jul 18, 2005	Quitclaim	Quit Claim Transfer			\$252K
Jun 14, 2001	Resale	Grant Deed	\$13,800	\$7	\$135K
Nov 22, 2000	Resale	Grant Deed	\$11,200	\$6	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	2.8 mi
Myakka River Elementary School	Elementary	PK–5	3.3 mi
Lemon Bay High School	High	9–12	5.7 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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