

Single Family Residence **RESIDENTIAL**

246 ROTONDA BLVD N

ROTONDA WEST, FL 33947

\$434,389 TopHap Estimate · \$203 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,136 ft²
LIVING AREA

0.37 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$434K

\$396K low

\$473K high

Last Sale

\$200,000 · Aug 31, 2010

Est. Owner Equity

\$434,389

TAX & ASSESSMENT

Property Tax	\$6,144 (2025)
Assessed Value	\$401,992
Previous Assessed	\$372,369
Assessor Market Value	\$397,422

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.37
Construction	Concrete Blocks
Foundation	Concrete
Roof	Shingle
Heating	Yes
Cooling	Yes
Pool	Yes

Porch · 304 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 31, 2010	Resale	Warranty Deed	\$200,000	\$94	
Feb 2, 2006	Financing	Trustees Deed			\$296K
Mar 7, 2002	Resale	Grant Deed	\$8,000	\$4	
Mar 7, 2002	Resale	Grant Deed	\$10,000	\$5	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vineland Elementary School	Elementary	PK–5	0.8 mi
L. A. Ainger Middle School	Middle	6–8	1.0 mi
Lemon Bay High School	High	9–12	4.0 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 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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