

Single Family Residence

RESIDENTIAL

260 ROTONDA BLVD N

ROTONDA WEST, FL 33947

\$509,466 TopHap Estimate · \$200 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

3

BATHS

2,546 ft²

LIVING AREA

0.37 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$509K

\$479K low

\$540K high

Last Sale

\$61,500 · Jun 24, 2004

Est. Owner Equity

\$239,466

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$7,295 (2025)
Assessed Value	\$477,304
Previous Assessed	\$434,633
Assessor Market Value	\$471,877

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.37
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Pool	Yes

Porch · 275 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2004	Financing	Trustees Deed			\$270K
Jun 24, 2004	Resale	Grant Deed	\$61,500	\$24	

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	3.9 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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