

Single Family Residence **RESIDENTIAL**

6312 ROSE RUSH CT

LAKEWOOD RANCH, FL 34202

\$450,000 TopHap Estimate · \$262 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,720 ft²

LIVING AREA

0.14 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$450K

\$426K low

\$474K high

Last Sale

\$225,000 · Jul 21, 2017

Est. Owner Equity

\$350,000

Loan-to-Value

22%

TAX & ASSESSMENT

Assessed Value	\$328,085
Previous Assessed	\$250,127
Assessor Market Value	\$328,085

PROPERTY FACTS

Property Type	Single Family Residence
County	MANATEE
Lot (acres)	0.14
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No
View	Standard

Porch · 190 ft²

CLIMATE RISK

1
FLOOD

26
WILDFIRE

98
HEAT

79
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 19, 2017	Resale	Grant Deed	\$225,000	\$131	\$100K
Jul 25, 2016	Resale	Trustees Deed	\$142,800	\$83	
Nov 8, 2004	Resale	Warranty Deed	\$235,000	\$137	\$176K
Dec 21, 1998	Resale	Grant Deed	\$123,700	\$72	\$122K
May 19, 1998	Resale	Grant Deed	\$124,000	\$72	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lakewood Ranch High School	High	9–12	1.4 mi
Gilbert W. McNeal Elementary School	Elementary	PK–5	1.8 mi
R. Dan Nolan Middle School	Middle	6–8	1.8 mi

District: Manatee 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 34202

41 CRIME INDEX	107 AIR POLLUTION	32,745 POPULATION	\$114K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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