

Single Family Residence **RESIDENTIAL**

13712 RED ROCK PL

LAKEWOOD RANCH, FL 34202

\$1,396,580 TopHap Estimate · \$406 / ft² · confidence 92 · as of Jul 14, 2026

3
BEDS

3
BATHS

3,444 ft²
LIVING AREA

0.41 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,400,000 · May 2, 2022

Est. Owner Equity

\$276,580

Loan-to-Value

78%

TAX & ASSESSMENT

Assessed Value

\$1,134,818

Previous Assessed

\$1,148,375

Assessor Market Value

\$1,134,818

PROPERTY FACTS

Property Type	Single Family Residence
County	MANATEE
Lot (acres)	0.41
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Concrete
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes
View	Lake Front

Porch · 489 ft²

CLIMATE RISK

35 FLOOD	19 WILDFIRE	97 HEAT	79 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 2, 2022	Resale	Warranty Deed	\$1,400,000	\$407	\$1.1M
Aug 13, 2004	Resale	Warranty Deed	\$855,000	\$248	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
R. Dan Nolan Middle School	Middle	6–8	1.0 mi
Robert E. Willis Elementary School	Elementary	PK–5	1.1 mi
Lakewood Ranch High School	High	9–12	3.1 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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