

Single Family Residence

RESIDENTIAL

312 ROBBINS REST CIR

DAVENPORT, FL 33896

\$271,807 TopHap Estimate · \$215 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,263 ft²

LIVING AREA

0.26 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

VALUATION

\$272K

\$259K low

\$285K high

Last Sale

\$16,000 · Oct 1, 2021

Est. Owner Equity

\$201,607

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,708 (2025)
Assessed Value	\$209,431
Previous Assessed	\$216,030
Assessor Market Value	\$209,431

PROPERTY FACTS

Property Type	Single Family Residence
County	POLK
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Cooling	Central
Garage	Garage, Attached
Pool	No
View	Commercial/Industrial

Patio · 120 ft²

Porch · 12 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2021	Quitclaim	Quit Claim Transfer	\$16,000	\$13	
Oct 15, 2010	Resale	Grant Deed	\$78,000	\$62	\$70K
May 11, 2010	Foreclosure sale	Trustees Deed			
Jun 9, 2006	Resale	Warranty Deed	\$224,000	\$177	\$179K
Sep 5, 2002	Resale	Grant Deed	\$93,500	\$74	\$93K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loughman Oaks Elementary School	Elementary	PK–5	2.5 mi
Citrus Ridge K-8 School	Middle	PK–8	5.9 mi
Davenport High School	High	9–12	29.9 mi

District: Polk 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 33896

141 CRIME INDEX	205 AIR POLLUTION	19,532 POPULATION	\$71K MEDIAN IN-COME	72°F AVG TEMP	65% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------