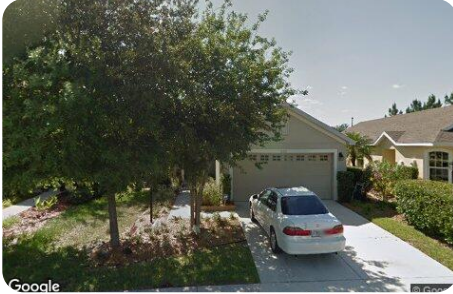


Single Family Residence **RESIDENTIAL**

6316 ROBIN CV

LAKEWOOD RANCH, FL 34202

\$338,831 TopHap Estimate · \$246 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,379 ft²

LIVING AREA

0.14 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$339K

\$314K low

\$364K high

Last Sale

\$180,000 · Aug 29, 2003

Est. Owner Equity

\$167,831

Loan-to-Value

51%

TAX & ASSESSMENT

Assessed Value	\$164,237
Previous Assessed	\$159,919
Assessor Market Value	\$341,246

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	Lake Front

Patio · 400 ft²

Porch · 60 ft²

CLIMATE RISK

1

FLOOD

26

WILDFIRE

97

HEAT

79

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2003	Resale	Grant Deed	\$180,000	\$131	\$171K
May 1, 2003	Resale	Grant Deed	\$155,200	\$113	\$124K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gilbert W. McNeal Elementary School	Elementary	PK–5	0.6 mi
R. Dan Nolan Middle School	Middle	6–8	0.6 mi
Lakewood Ranch High School	High	9–12	2.4 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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