

Single Family Residence **RESIDENTIAL**

6325 ROBIN CV

LAKEWOOD RANCH, FL 34202

\$418,525 TopHap Estimate · \$241 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,734 ft²

LIVING AREA

0.13 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$419K

\$395K low

\$442K high

Last Sale

\$84,200 · Feb 8, 2005

Est. Owner Equity

\$161,775

Loan-to-Value

63%

TAX & ASSESSMENT

Assessed Value	\$167,158
Previous Assessed	\$162,763
Assessor Market Value	\$402,166

PROPERTY FACTS

Property Type	Single Family Residence
County	MANATEE
Lot (acres)	0.13
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No
View	Lake Front

Porch · 134 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
Feb 26, 2003	Resale	Grant Deed	\$193,600	\$112	\$174K

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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