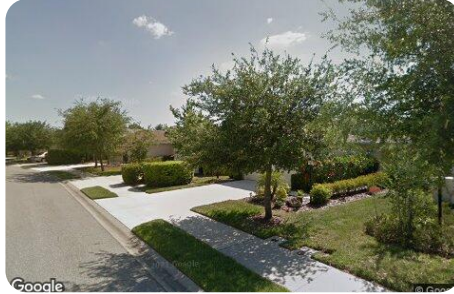


Single Family Residence **RESIDENTIAL**

6340 ROBIN CV

LAKEWOOD RANCH, FL 34202

\$422,771 TopHap Estimate · \$300 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,411 ft²

LIVING AREA

0.12 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$423K

\$380K low

\$466K high

Last Sale

\$405,000 · Apr 30, 2025

Est. Owner Equity

\$29,921

Loan-to-Value

93%

TAX & ASSESSMENT

Assessed Value	\$345,044
Previous Assessed	\$348,424
Assessor Market Value	\$345,044

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 · 140 ft²

CLIMATE RISK

35
FLOOD

25
WILDFIRE

97
HEAT

79
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 23, 2025	Resale	Warranty Deed	\$405,000	\$287	\$393K
Jun 28, 2023	Resale	Warranty Deed	\$390,000	\$276	
Jul 31, 2009	Quitclaim	Quit Claim Transfer			
Aug 29, 2003	Resale	Grant Deed	\$182,200	\$129	\$137K

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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