

Single Family Residence **RESIDENTIAL**

6352 ROBIN CV

LAKEWOOD RANCH, FL 34202

\$388,156 TopHap Estimate · \$304 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,275 ft²

LIVING AREA

0.14 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$388K

\$364K low

\$413K high

Last Sale

\$380,000 · Nov 3, 2025

Est. Owner Equity

\$388,156

TAX & ASSESSMENT

Assessed Value	\$317,929
Previous Assessed	\$294,150
Assessor Market Value	\$317,929

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	Standard

Patio · 52 ft²

Porch · 30 ft²

CLIMATE RISK

1

FLOOD

25

WILDFIRE

97

HEAT

79

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2025	Resale	Warranty Deed	\$380,000	\$298	
Nov 19, 2004	Financing	Intrafamily Transfer			\$172K
May 13, 2003	Resale	Grant Deed	\$153,100	\$120	\$145K

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
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

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