

Single Family Residence **RESIDENTIAL**

6376 ROBIN CV

LAKEWOOD RANCH, FL 34202

\$378,682 TopHap Estimate · \$297 / ft² · confidence 97 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,275 ft²

LIVING AREA

0.19 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$379K

\$366K low

\$392K high

Last Sale

\$172,900 · Jul 18, 2008

Est. Owner Equity

\$240,362

Loan-to-Value

36%

TAX & ASSESSMENT

Assessed Value

\$138,978

Previous Assessed

\$135,324

Assessor Market Value

\$324,875

PROPERTY FACTS

Property Type	Single Family Residence
County	MANATEE
Lot (acres)	0.19
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	23 WILDFIRE	97 HEAT	79 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2008	Resale	Grant Deed	\$172,900	\$136	\$138K
Mar 10, 2008	Recorded document	Trustees Deed			
Mar 10, 2008	Recorded document	Trustees Deed	\$100	\$0	
Aug 31, 2006	Resale	Warranty Deed	\$260,900	\$205	\$209K
Jun 2, 2003	Resale	Grant Deed	\$181,200	\$142	\$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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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