

6009 Exchange Way, Bradenton, FL 34202-5299, Manatee County

APN: 5879-1955-9 CLIP: 1098381201



Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A	N/A
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	91,960	N/A	COML ACG	

OWNER INFORMATION

Owner	Resource Hospitality LLC	Mailing Zip	34236
Mailing Label Owner Name	Resource Hospitality LLC	Mailing ZIP + 4	4702
Mailing Address	783 S Orange Ave Ste 210	Mailing Carrier Route	C075
Mailing City & State	Sarasota, FL	Owner Occupied	No

COMMUNITY INSIGHTS

Median Home Value	\$577,409	School District	MANATEE
Median Home Value Rating	7 / 10	Family Friendly Score	45 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	73 / 100	Walkable Score	22 / 100
Total Incidents (1 yr)	35	Q1 Home Price Forecast	\$585,568
Standardized Test Rank	69 / 100	Last 2 Yr Home Appreciation	-6%

LOCATION INFORMATION

Neighborhood Code	7004-7004	Census Block	00
Subdivision #	00587934	Census Block Group	1
Township	35S	Topography	Flat/Level
Range	18E	School District Name	Manatee County SD
Section	36	Map 2	5CS36
Lot	1a	Flood Zone Code	X
Property ZIP	34202	Within 250 Feet of Multiple Flood Zones	Yes (A, X)
Property ZIP 4	5299	Flood Zone Panel	12081C0339F
Census Tract	20.17	Flood Zone Date	08/10/2021

TAX INFORMATION

Folio/Strap/PID (1)	5879-1955-9	Tax Area	SCT
Folio/Strap/PID (3)	587919559	Total Taxable Value	\$993,061
Legal Description	LOT 1A, LRTC-ONE PI #5879.1955/9		

ASSESSMENT & TAX

Assessment Year	2025	2024
Just Value - Total	\$998,363	\$902,783
Just Value - Land	\$998,363	\$902,783
Assessed Value - Total	\$993,061	\$902,783
Assessed Value - Land		\$902,783
YOY Assessed Change (\$)	\$90,278	
YOY Assessed Change (%)	10%	

Tax Year	Total Tax	Change (\$)	Change (%)
2024	\$12,847		
2025	\$14,104	\$1,257	9.79%

CHARACTERISTICS

County Use Description	Vacant Commercial-1000	Lot Sq Ft	91,960
State Use Description	Vacant Commercial-10	Lot Acres	2.1111
Land Use - CoreLogic	Commercial Acreage		

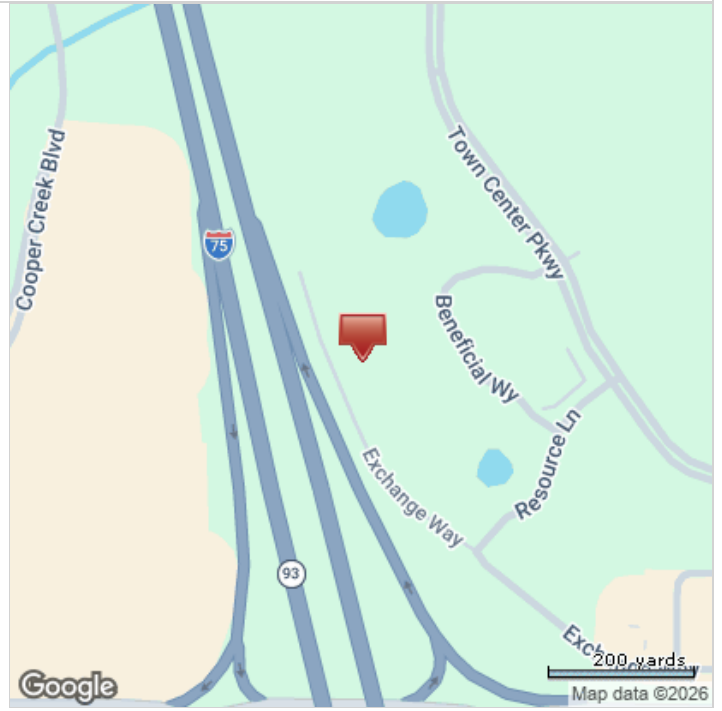
SELL SCORE

Value As Of	2026-06-21 06:33:02
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LAST MARKET SALE & SALES HISTORY

Owner Resource Hospitality LLC

PROPERTY MAP



*Lot Dimensions are Estimated