

Single Family Residence

**RESIDENTIAL**

# 6018 BROAD RIVER RUN

ELLENTON, FL 34222

**\$338,671** TopHap Estimate · \$181 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,873 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$339K**

\$316K low

\$362K high

Last Sale

**\$217,000 · Aug 16, 2004**

Est. Owner Equity

**\$338,671**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$146,871 |
| Previous Assessed     | \$143,010 |
| Assessor Market Value | \$293,389 |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | MANATEE                               |
| Lot (acres)   | 0.15                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Garage        | Garage, Attached                      |
| Pool          | Yes                                   |
| View          | Standard                              |

Patio · 720 ft²

Porch · 148 ft²

## CLIMATE RISK

1

FLOOD

26

WILDFIRE

97

HEAT

75

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|-------------|-----------------|---------------|-----------|--------|--------|
| Jul 8, 2004 | Resale          | Warranty Deed | \$217,000 | \$116  |        |
| Jul 2, 2004 | Non-arms-length | Warranty Deed | \$217,000 | \$116  |        |
| Oct 3, 2003 | Resale          | Grant Deed    | \$193,300 | \$103  | \$155K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Virgil Mills Elementary School | Elementary | PK–5   | 1.7 mi   |
| Buffalo Creek Middle School    | Middle     | 6–8    | 1.8 mi   |
| Palmetto High School           | High       | 9–12   | 4.9 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 34222

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>15,256</b><br>POPULATION | <b>\$63K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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