

Single Family Residence **RESIDENTIAL**

6006 BROAD RIVER RUN

ELLENTON, FL 34222

\$462,965 TopHap Estimate · \$159 / ft² · confidence 92 · as of Jun 23, 2026



4

BEDS

3.5

BATHS

2,909 ft²

LIVING AREA

0.19 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$463K

\$426K low

\$500K high

Last Sale

\$169,900 · Sep 6, 2012

Est. Owner Equity

\$106,715

Loan-to-Value

77%

TAX & ASSESSMENT

Assessed Value	\$415,035
Previous Assessed	\$417,126
Assessor Market Value	\$415,035

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	Yes
View	Lake Front

Patio · 467 ft²

Porch · 238 ft²

CLIMATE RISK

1

FLOOD

27

WILDFIRE

97

HEAT

75

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 8, 2022	Financing	Intrafamily Transfer			\$356K
Jul 23, 2015	Financing	Re-Recorded Document			\$200K
Aug 29, 2012	Resale	Grant Deed	\$169,900	\$58	\$164K
Apr 16, 2012	Foreclosure sale	Trustees Deed	\$115,100	\$40	
Jun 14, 2007	Resale	Warranty Deed	\$319,000	\$110	\$303K
Oct 23, 2003	Resale	Grant Deed	\$243,800	\$84	\$195K

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

90 CRIME INDEX	114 AIR POLLUTION	15,256 POPULATION	\$63K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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