

Single Family Residence **RESIDENTIAL**

5702 BROAD RIVER RUN

ELLENTON, FL 34222

\$370,405 TopHap Estimate · \$201 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,844 ft²

LIVING AREA

0.15 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$370K

\$348K low

\$392K high

Last Sale

\$420,000 · Sep 8, 2022

Est. Owner Equity

\$405

Loan-to-Value

102%

TAX & ASSESSMENT

Assessed Value	\$315,683
Previous Assessed	\$318,560
Assessor Market Value	\$315,683

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	No
View	Lake Front

Porch · 276 ft²

CLIMATE RISK

11
FLOOD

29
WILDFIRE

97
HEAT

75
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 19, 2022	Resale	Warranty Deed	\$420,000	\$228	\$370K
Jul 27, 2015	Quitclaim	Quit Claim Transfer			
Jul 18, 2014	Resale	Warranty Deed	\$229,925	\$125	\$224K
Jul 8, 2013	Resale	Grant Deed	\$2,360,000	\$1280	
Sep 12, 2008	Quitclaim	Quit Claim Transfer			
Sep 16, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Virgil Mills Elementary School	Elementary	PK–5	1.9 mi
Buffalo Creek Middle School	Middle	6–8	2.0 mi
Palmetto High School	High	9–12	4.6 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	Owner occupied
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