

Single Family Residence **RESIDENTIAL**

5802 BROAD RIVER RUN

ELLENTON, FL 34222

\$488,606 TopHap Estimate · \$151 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,235 ft²

LIVING AREA

0.14 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$489K

\$454K low

\$523K high

Last Sale

\$146,300 · Mar 12, 2018

Est. Owner Equity

\$70,241

Loan-to-Value

87%

TAX & ASSESSMENT

Assessed Value	\$323,885
Previous Assessed	\$315,370
Assessor Market Value	\$452,804

PROPERTY FACTS

Property Type	Single Family Residence
County	MANATEE
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No
View	Lake Front

Porch · 295 ft²

CLIMATE RISK

1
FLOOD

28
WILDFIRE

97
HEAT

75
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2018	Quitclaim	Quit Claim Transfer	\$146,300	\$45	\$296K
May 12, 2015	Resale	Warranty Deed	\$299,990	\$93	\$308K
Jul 8, 2013	Resale	Grant Deed	\$2,360,000	\$730	
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	1.8 mi
Buffalo Creek Middle School	Middle	6–8	1.9 mi
Palmetto High School	High	9–12	4.7 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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