

Single Family Residence **RESIDENTIAL**

# 6111 BROAD RIVER RUN

ELLENTON, FL 34222

**\$377,163** TopHap Estimate · \$185 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**2,035 ft<sup>2</sup>**  
LIVING AREA

**0.19 ac**  
LOT SIZE

**2003**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$377K**

\$358K low

\$396K high

Last Sale

**\$260,000 · Oct 23, 2019**

Est. Owner Equity

**\$237,164**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$253,002 |
| Previous Assessed     | \$246,351 |
| Assessor Market Value | \$330,025 |

## 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          | Preserve                              |

Porch · 192 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   |
|--------------|--------|---------------|-----------|--------|--------|
| Oct 17, 2019 | Resale | Warranty Deed | \$260,000 | \$128  | \$140K |
| Dec 4, 2003  | Resale | Grant Deed    | \$229,000 | \$113  |        |

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

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

## OWNERSHIP

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