

Single Family Residence **RESIDENTIAL**

6102 BROAD RIVER RUN

ELLENTON, FL 34222

\$435,622 TopHap Estimate · \$149 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,930 ft²

LIVING AREA

0.15 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$436K

\$383K low

\$488K high

Est. Owner Equity

\$231,442

Loan-to-Value

46%

TAX & ASSESSMENT

Assessed Value	\$210,444
Previous Assessed	\$204,911
Assessor Market Value	\$409,061

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

Porch · 238 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
Jan 13, 2004	Resale	Grant Deed	\$244,286	\$83	\$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	Owner occupied
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