

Single Family Residence **RESIDENTIAL**

6002 BROAD RIVER RUN

ELLENTON, FL 34222

\$453,817 TopHap Estimate · \$156 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,909 ft²

LIVING AREA

0.2 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$454K

\$424K low

\$484K high

Last Sale

\$485,000 · Nov 4, 2021

Est. Owner Equity

\$65,817

Loan-to-Value

83%

TAX & ASSESSMENT

Assessed Value	\$447,351
Previous Assessed	\$446,739
Assessor Market Value	\$447,351

PROPERTY FACTS

Property Type	Single Family Residence
County	MANATEE
Lot (acres)	0.20
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Yes
View	Lake Front

Porch · 188 ft²

CLIMATE RISK

52
FLOOD

27
WILDFIRE

97
HEAT

75
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 4, 2021	Resale	Warranty Deed	\$485,000	\$167	\$388K
Apr 13, 2017	Resale	Warranty Deed	\$330,000	\$113	\$330K
Sep 30, 2003	Resale	Grant Deed	\$247,600	\$85	\$248K

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	4.8 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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