

Single Family Residence **RESIDENTIAL**

6022 BROAD RIVER RUN

ELLENTON, FL 34222

\$381,608 TopHap Estimate · \$188 / ft² · confidence 91 · as of Jun 23, 2026



3

BEDS

2

BATHS

2,035 ft²

LIVING AREA

0.15 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$382K

\$347K low

\$416K high

Last Sale

\$99,735 · Aug 5, 2020

Est. Owner Equity

\$166,608

Loan-to-Value

56%

TAX & ASSESSMENT

Assessed Value	\$308,623
Previous Assessed	\$328,366
Assessor Market Value	\$308,623

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	Standard

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
Jun 1, 2020	Non-arms-length	Warranty Deed	\$99,735	\$49	
Jul 18, 2006	Resale	Warranty Deed	\$267,000	\$131	\$200K
Oct 3, 2003	Resale	Grant Deed	\$196,400	\$97	\$187K

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	Absentee owner
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