

Single Family Residence **RESIDENTIAL**

6115 BROAD RIVER RUN

ELLENTON, FL 34222

\$330,115 TopHap Estimate · \$166 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,994 ft²

LIVING AREA

0.16 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$330K

\$301K low

\$359K high

Last Sale

\$223,800 · Jan 21, 2004

Est. Owner Equity

\$161,415

Loan-to-Value

50%

TAX & ASSESSMENT

Assessed Value	\$150,509
Previous Assessed	\$146,552
Assessor Market Value	\$313,653

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	Preserve

Porch · 364 ft²

CLIMATE RISK

35
FLOOD

25
WILDFIRE

97
HEAT

75
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 15, 2004	Resale	Grant Deed	\$223,800	\$112	\$179K

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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