

Single Family Residence **RESIDENTIAL**

6103 BROAD RIVER RUN

ELLENTON, FL 34222

\$360,365 TopHap Estimate · \$177 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,035 ft²

LIVING AREA

0.16 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$360K

\$341K low

\$380K high

Last Sale

\$217,000 · Sep 16, 2014

Est. Owner Equity

\$91,640

Loan-to-Value

74%

TAX & ASSESSMENT

Assessed Value	\$246,534
Previous Assessed	\$240,053
Assessor Market Value	\$346,536

PROPERTY FACTS

Property Type	Single Family Residence
County	MANATEE
Lot (acres)	0.16
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

35
FLOOD

26
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
Sep 12, 2014	Resale	Warranty Deed	\$217,000	\$107	\$213K
May 27, 2008	Resale	Warranty Deed	\$212,400	\$104	\$52K
Nov 3, 2003	Resale	Grant Deed	\$214,000	\$105	

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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