

Single Family Residence **RESIDENTIAL**

2771 RIVER RUN TER

MIRAMAR, FL 33025

\$490,842 TopHap Estimate · \$231 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,127 ft²

LIVING AREA

4,200 ft²

LOT SIZE

1991

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$491K

\$465K low

\$517K high

Last Sale

\$398,000 · Jan 26, 2021

Est. Owner Equity

\$110,552

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$7,813 (2025)
Assessed Value	\$409,970
Previous Assessed	\$399,200
Assessor Market Value	\$494,550

PROPERTY FACTS

Property Type	Single Family Residence
County	BROWARD
Lot (acres)	0.10
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Cooling	Central
Pool	No

CLIMATE RISK

41 FLOOD	3 WILDFIRE	95 HEAT	58 STORM	44 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 22, 2021	Resale	Warranty Deed	\$398,000	\$187	\$380K
Mar 23, 2018	Quitclaim	Quit Claim Transfer	\$85,000	\$40	
May 25, 2013	Resale	Warranty Deed	\$190,000	\$89	
Jan 7, 2013	Resale	Grant Deed	\$137,139	\$64	
Aug 31, 2010	Non-arms-length	Trustees Deed	\$102,900	\$48	
Aug 15, 2006	Quitclaim	Quit Claim Transfer			\$266K
Feb 4, 2000	Resale	Grant Deed	\$123,000	\$58	\$118K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sea Castle Elementary School	Elementary	KG–5	0.3 mi
New Renaissance Middle School	Middle	6–8	0.7 mi
Miramar High School	High	9–12	1.1 mi

District: Broward 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 33025



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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