

Single Family Residence

**RESIDENTIAL**

# 2796 RIVER RUN CIR W

MIRAMAR, FL 33025

**\$588,504** TopHap Estimate · \$277 / ft<sup>2</sup> · confidence 93 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**2,127 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$589K**

\$547K low

\$630K high

Last Sale

**\$385,000 · Dec 23, 2020**

Est. Owner Equity

**\$206,619**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,076 (2024) |
| Assessed Value        | \$546,570      |
| Previous Assessed     | \$412,750      |
| Assessor Market Value | \$546,570      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Broward                    |
| Lot (acres)   | 0.11                       |
| Construction  | Concrete                   |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | None                       |
| Cooling       | Central                    |
| Pool          | No                         |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 39<br>FLOOD | 5<br>WILDFIRE | 95<br>HEAT | 58<br>STORM | 44<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Oct 14, 2020 | Resale | Warranty Deed | \$385,000 | \$181              | \$365K |
| Apr 7, 2016  | Resale | Warranty Deed | \$305,000 | \$143              | \$286K |
| Nov 4, 2011  | Resale | Warranty Deed | \$168,000 | \$79               | \$164K |

## 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   | 1.2 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

|                   |                     |                      |                         |                  |                 |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 76<br>CRIME INDEX | 88<br>AIR POLLUTION | 79,096<br>POPULATION | \$70K<br>MEDIAN IN-COME | 75°F<br>AVG TEMP | 66%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|