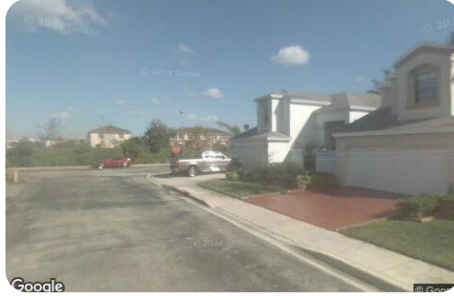


Single Family Residence **RESIDENTIAL**

2731 RIVER RUN TER

MIRAMAR, FL 33025

\$474,584 TopHap Estimate · \$223 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,127 ft²

LIVING AREA

4,200 ft²

LOT SIZE

1991

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$475K

\$432K low

\$517K high

Est. Owner Equity

\$419,584

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$2,850 (2024)
Assessed Value	\$161,630
Previous Assessed	\$157,080
Assessor Market Value	\$508,620

PROPERTY FACTS

Property Type	Single Family Residence
County	Broward
Lot (acres)	0.10
Construction	Concrete
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	None
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: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 4, 2017	Quitclaim	Quit Claim Transfer			

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

76 CRIME INDEX	88 AIR POLLUTION	79,096 POPULATION	\$70K MEDIAN IN-COME	75°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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