

Single Family Residence

RESIDENTIAL

2770 RIVER RUN TER

MIRAMAR, FL 33025

\$550,727 TopHap Estimate · \$262 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,103 ft²

LIVING AREA

4,200 ft²

LOT SIZE

1991

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$551K

\$496K low

\$605K high

Last Sale

\$550,000 · Jun 8, 2026

Est. Owner Equity

\$110,727

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$7,968 (2025)
Assessed Value	\$417,920
Previous Assessed	\$406,940
Assessor Market Value	\$504,780

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

58
FLOOD

14
WILDFIRE

95
HEAT

58
STORM

44
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 5, 2026	Resale	Warranty Deed	\$550,000	\$262	\$440K
Jan 31, 2021	Financing	Intrafamily Transfer			
Dec 11, 2020	Non-arms-length	Warranty Deed	\$215,000	\$102	\$204K

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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