

Single Family Residence

RESIDENTIAL

2771 RIVER RUN CIR W

MIRAMAR, FL 33025

\$600,057 TopHap Estimate · \$285 / ft² · confidence 89 · 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

\$600K

\$531K low

\$669K high

Last Sale

\$595,000 · Jan 5, 2026

Est. Owner Equity

\$94,307

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$10,949 (2025)
Assessed Value	\$492,250
Previous Assessed	\$513,160
Assessor Market Value	\$492,250

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
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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 2, 2026	Resale	Warranty Deed	\$595,000	\$283	\$506K
Mar 14, 2024	Quitclaim	Quit Claim Transfer			
Mar 8, 2010	Resale	Grant Deed	\$165,000	\$78	\$130K
Aug 13, 2009	Recorded document	Trustees Deed			
Apr 19, 2006	Quitclaim	Quit Claim Transfer			\$275K
Dec 24, 2001	Resale	Grant Deed	\$157,000	\$75	\$141K
Sep 2, 1999	Recorded document	Trustees Deed			

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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