

Single Family Residence

RESIDENTIAL

2851 RIVER RUN TER

MIRAMAR, FL 33025

\$588,143 TopHap Estimate · \$280 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,103 ft²

LIVING AREA

0.13 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$588K

\$502K low

\$674K high

Last Sale

\$565,500 · Aug 6, 2024

Est. Owner Equity

\$39,608

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$9,991 (2024)
Assessed Value	\$505,420
Previous Assessed	\$474,960
Assessor Market Value	\$505,420

PROPERTY FACTS

Property Type	Single Family Residence
County	Broward
Lot (acres)	0.13
Construction	Concrete
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	None
Cooling	Central
Pool	No

CLIMATE RISK

61 FLOOD	24 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	\$/FT ²	LOAN
Aug 2, 2024	Resale	Warranty Deed	\$565,500	\$269	\$549K
Apr 29, 2022	Resale	Warranty Deed	\$495,000	\$235	
Dec 19, 2017	Quitclaim	Quit Claim Transfer			
Oct 15, 2008	Resale	Grant Deed	\$172,000	\$82	
Oct 15, 2008	Quitclaim	Quit Claim Transfer			
Oct 25, 2007	Recorded document	Trustees Deed			
Jan 8, 1997	Resale	Grant Deed	\$112,500	\$53	\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sea Castle Elementary School	Elementary	KG–5	0.3 mi
New Renaissance Middle School	Middle	6–8	0.8 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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