

Single Family Residence **RESIDENTIAL**

2710 RIVER RUN TER

MIRAMAR, FL 33025

\$446,596 TopHap Estimate · \$212 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,103 ft²

LIVING AREA

0.12 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$447K

\$387K low

\$506K high

Last Sale

\$355,000 · Nov 6, 2019

Est. Owner Equity

\$95,096

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$7,070 (2024)
Assessed Value	\$374,520
Previous Assessed	\$362,590
Assessor Market Value	\$548,080

PROPERTY FACTS

Property Type	Single Family Residence
County	Broward
Lot (acres)	0.12
Construction	Concrete
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	None
Cooling	Central
Pool	No

CLIMATE RISK

62 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	\$/FT ²	LOAN
Oct 24, 2019	Resale	Warranty Deed	\$355,000	\$169	\$349K
May 20, 2006	Quitclaim	Quit Claim Transfer	\$38,800	\$18	\$155K
May 25, 1999	Resale	Grant Deed	\$123,071	\$59	\$117K

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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