

Single Family Residence

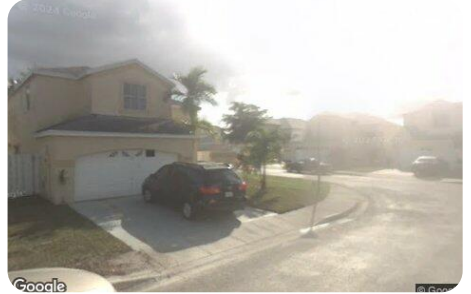
RESIDENTIAL

2831 RIVER RUN TER

MIRAMAR, FL 33025

\$427,058

TopHap Estimate · \$253 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,688 ft²

LIVING AREA

4,200 ft²

LOT SIZE

1990

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$427K

\$396K low

\$459K high

Last Sale

\$157,000 · Feb 13, 2003

Est. Owner Equity

\$169,341

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$3,051 (2024)
Assessed Value	\$167,290
Previous Assessed	\$162,070
Assessor Market Value	\$466,660

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

40 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
Dec 19, 2005	Quitclaim	Quit Claim Transfer			
Feb 13, 2003	Resale	Grant Deed	\$157,000	\$93	\$125K
Dec 3, 1998	Resale	Grant Deed	\$105,000	\$62	\$105K

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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