

Single Family Residence

RESIDENTIAL

2850 RIVER RUN CIR E

MIRAMAR, FL 33025

\$496,864 TopHap Estimate · \$234 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,127 ft²

LIVING AREA

0.13 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$497K

\$461K low

\$533K high

Last Sale

\$108,400 · Jan 1, 1991

Est. Owner Equity

\$377,364

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$3,232 (2024)
Assessed Value	\$176,070
Previous Assessed	\$171,110
Assessor Market Value	\$552,930

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

39 FLOOD	23 WILDFIRE	95 HEAT	58 STORM	44 DROUGHT
-------------	----------------	------------	-------------	---------------

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

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------