

Single Family Residence

RESIDENTIAL

2810 RIVER RUN CIR E

MIRAMAR, FL 33025

\$554,947 TopHap Estimate · \$396 / ft² · confidence 83 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,402 ft²
LIVING AREA

4,200 ft²
LOT SIZE

1990
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$555K

\$463K low

\$647K high

Last Sale

\$545,800 · Aug 1, 2025

Est. Owner Equity

\$227,467

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,307 (2024)
Assessed Value	\$438,200
Previous Assessed	\$274,610
Assessor Market Value	\$438,200

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

60 FLOOD	9 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
Jul 23, 2025	Resale	Warranty Deed	\$545,800	\$389	\$327K
Jan 12, 2024	Resale	Warranty Deed	\$540,000	\$385	\$513K
Sep 30, 2016	Resale	Warranty Deed	\$300,000	\$214	\$295K
May 18, 2016	Resale	Warranty Deed	\$205,000	\$146	

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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