

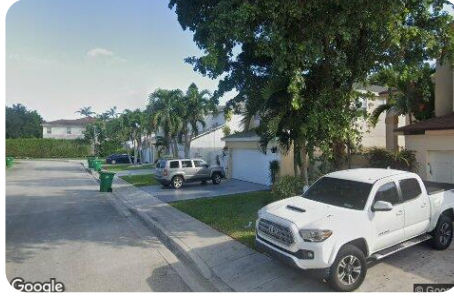
Single Family Residence

RESIDENTIAL

2775 RIVER RUN CIR E

MIRAMAR, FL 33025

\$478,059 TopHap Estimate · \$225 / ft² · confidence 93 · as of Jun 23, 2026



3

BEDS

2

BATHS

2,127 ft²

LIVING AREA

4,200 ft²

LOT SIZE

1991

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$478K

\$445K low

\$512K high

Last Sale

\$340,000 · Jan 27, 2022

Est. Owner Equity

\$155,059

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$7,156 (2024)
Assessed Value	\$377,490
Previous Assessed	\$366,860
Assessor Market Value	\$452,570

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

51
FLOOD

9
WILDFIRE

95
HEAT

58
STORM

44
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 25, 2022	Resale	Warranty Deed	\$340,000	\$160	\$323K
Sep 25, 2018	Quitclaim	Quit Claim Transfer			
Mar 15, 1999	Quitclaim	Quit Claim Transfer	\$36,200	\$17	

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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