

Single Family Residence **RESIDENTIAL**

# 2831 RIVER RUN CIR W

MIRAMAR, FL 33025

**\$456,659** TopHap Estimate · \$208 / ft² · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,191 ft²**

LIVING AREA

**4,200 ft²**

LOT SIZE

**1991**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$457K**

\$432K low

\$481K high

Last Sale

**\$280,000 · Apr 3, 2015**

Est. Owner Equity

**\$185,259**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,507 (2024) |
| Assessed Value        | \$292,830      |
| Previous Assessed     | \$284,580      |
| Assessor Market Value | \$528,900      |

## 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

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 39<br>FLOOD | 14<br>WILDFIRE | 95<br>HEAT | 58<br>STORM | 44<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Feb 26, 2015 | Resale | Warranty Deed | \$280,000 | \$128              | \$275K |
| Jun 30, 2014 | Resale | Warranty Deed | \$198,000 | \$90               |        |
| Aug 29, 2007 | Resale | Warranty Deed | \$309,900 | \$141              | \$294K |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>76</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>79,096</b><br>POPULATION | <b>\$70K</b><br>MEDIAN IN-COME | <b>75°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|