

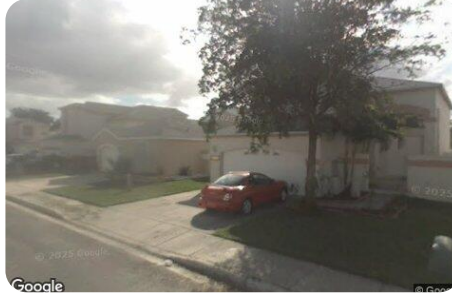
Single Family Residence

RESIDENTIAL

9940 RIVER RUN CIR S

MIRAMAR, FL 33025

\$506,535 TopHap Estimate · \$238 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,127 ft²

LIVING AREA

0.11 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$507K

\$482K low

\$531K high

Last Sale

\$425,000 · May 18, 2021

Est. Owner Equity

\$484,981

Loan-to-Value

5%

TAX & ASSESSMENT

Property Tax	\$9,651 (2025)
Assessed Value	\$504,130
Previous Assessed	\$490,880
Assessor Market Value	\$595,090

PROPERTY FACTS

Property Type	Single Family Residence
County	BROWARD
Lot (acres)	0.11
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Cooling	Central
Pool	No

Porch · 260 ft²

CLIMATE RISK

62
FLOOD

24
WILDFIRE

95
HEAT

58
STORM

44
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 10, 2026	Financing	Mortgage			\$22K
May 10, 2021	Resale	Warranty Deed	\$425,000	\$200	\$404K
Dec 1, 2015	Resale	Warranty Deed	\$300,000	\$141	\$295K
Apr 10, 2015	Resale	Warranty Deed	\$275,000	\$129	\$261K
Dec 5, 2014	Resale	Grant Deed	\$191,000	\$90	
Sep 18, 2014	Non-arms-length	Trustees Deed	\$171,700	\$81	
Nov 10, 2004	Quitclaim	Quit Claim Transfer			

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
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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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