

Single Family Residence

RESIDENTIAL

8812 RUM RUNNER PL

BRADENTON, FL 34212

\$862,157 TopHap Estimate · \$361 / ft² · confidence 91 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

2,390 ft²

LIVING AREA

0.25 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

VALUATION

\$862K

\$782K low

\$942K high

Last Sale

\$875,000 · Jun 26, 2024

Est. Owner Equity

\$262,157

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax

\$11,471 (2025)

Assessed Value

\$692,673

Previous Assessed

\$698,264

Assessor Market Value

\$692,673

PROPERTY FACTS

Property Type	Single Family Residence
County	MANATEE
Lot (acres)	0.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Concrete
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No
View	Lake Front

Patio · 290 ft²

Porch · 311 ft²

CLIMATE RISK

100 FLOOD	35 WILDFIRE	98 HEAT	78 STORM	31 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	\$/FT²	LOAN
Jun 26, 2024	Resale	Warranty Deed	\$875,000	\$366	\$600K
Jun 11, 2024	Financing	Intrafamily Transfer			
Jul 19, 2018	Recorded document	Warranty Deed			
Nov 30, 2017	Resale	Grant Deed	\$468,300	\$196	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Freedom Elementary School	Elementary	PK–5	1.9 mi
Carlos E. Haile Middle School	Middle	6–8	2.1 mi
Parrish Community High School	High	9–12	4.5 mi

District: Manatee 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 34212

50 CRIME INDEX	94 AIR POLLUTION	27,732 POPULATION	\$113K MEDIAN IN-COME	73°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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