

Single Family Residence

RESIDENTIAL

8712 RUM RUNNER PL

BRADENTON, FL 34212

\$824,044 TopHap Estimate · \$325 / ft² · confidence 92 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,533 ft²

LIVING AREA

0.29 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$824K

\$760K low

\$888K high

Last Sale

\$980,000 · May 28, 2026

Est. Owner Equity

\$824,044

TAX & ASSESSMENT

Property Tax

\$12,207 (2025)

Assessed Value

\$735,196

Previous Assessed

\$668,360

Assessor Market Value

\$760,402

PROPERTY FACTS

Property Type	Single Family Residence
County	MANATEE
Lot (acres)	0.29
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Concrete
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Yes
View	Lake Front

Porch · 474 ft²

CLIMATE RISK

100 FLOOD	36 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
May 27, 2026	Resale	Warranty Deed	\$980,000	\$387	
May 28, 2026	Financing	Warranty Deed	\$100	\$0	
Feb 28, 2018	Resale	Grant Deed	\$531,300	\$210	

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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