

Single Family Residence

RESIDENTIAL

# 8708 RUM RUNNER PL

BRADENTON, FL 34212

**\$976,353** TopHap Estimate · \$411 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**4**

BEDS

**2.5**

BATHS

**2,376 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**2018**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$976K**

\$899K low

\$1.1M high

Last Sale

**\$1,050,000 · Apr 1, 2022**

Est. Owner Equity

**\$241,353**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

Property Tax

**\$12,578 (2025)**

Assessed Value

**\$735,449**

Previous Assessed

**\$737,234**

Assessor Market Value

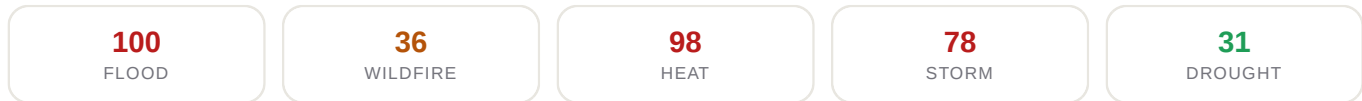
**\$735,449**

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | MANATEE                               |
| Lot (acres)   | 0.28                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Concrete                              |
| Heating       | Central                               |
| Cooling       | Central                               |
| Garage        | Garage, Attached                      |
| Pool          | Yes                                   |
| View          | Lake Front                            |

Porch · 311 ft²

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE       | \$/FT² | LOAN   |
|--------------|--------|---------------|-------------|--------|--------|
| Mar 28, 2022 | Resale | Warranty Deed | \$1,050,000 | \$442  | \$735K |
| Feb 28, 2018 | Resale | Grant Deed    | \$509,000   | \$214  |        |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>27,732</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|