

Single Family Residence

RESIDENTIAL

2901 RIVER RUN WAY

BRADENTON, FL 34208

\$365,250 TopHap Estimate · \$242 / ft² · confidence 93 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,508 ft²

LIVING AREA

0.11 ac

LOT SIZE

2023

YEAR BUILT

1

STORIES

VALUATION

\$365K

\$340K low

\$391K high

Last Sale

\$70,000 · Apr 18, 2022

Est. Owner Equity

\$365,250

TAX & ASSESSMENT

Property Tax	\$6,429 (2025)
Assessed Value	\$346,232
Previous Assessed	\$349,245
Assessor Market Value	\$346,232

PROPERTY FACTS

Property Type	Single Family Residence
County	MANATEE
Lot (acres)	0.12
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No
View	Standard

Porch · 27 ft²

CLIMATE RISK

95
FLOOD

10
WILDFIRE

98
HEAT

73
STORM

31
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 24, 2025	Financing	Intrafamily Transfer			
Apr 11, 2022	Resale	Warranty Deed	\$70,000	\$46	
Nov 1, 2021	Resale	Warranty Deed	\$153,000	\$101	
Apr 23, 2020	Resale	Warranty Deed	\$210,000	\$139	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William H. Bashaw Elementary School	Elementary	PK–5	2.8 mi
Manatee High School	High	9–12	4.2 mi
Braden River Middle School	Middle	6–8	7.0 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 34208

103 CRIME INDEX	95 AIR POLLUTION	46,005 POPULATION	\$64K 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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