

Single Family Residence **RESIDENTIAL**

2859 RIVER RUN WAY

BRADENTON, FL 34208

\$406,108 TopHap Estimate · \$269 / ft² · confidence 91 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,508 ft²

LIVING AREA

0.11 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$406K

\$370K low

\$443K high

Last Sale

\$388,100 · Sep 16, 2025

Est. Owner Equity

\$108,008

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$6,374 (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

93
FLOOD

7
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
Sep 15, 2025	Resale	Warranty Deed	\$388,100	\$257	\$298K
Feb 2, 2022	Resale	Warranty Deed	\$70,000	\$46	
Jul 29, 2021	Resale	Warranty Deed	\$51,000	\$34	
Apr 23, 2020	Resale	Warranty Deed	\$110,000	\$73	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William H. Bashaw Elementary School	Elementary	PK–5	2.9 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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