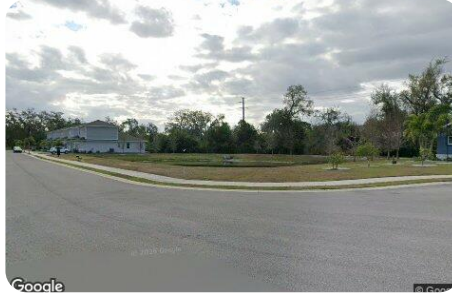


Single Family Residence **RESIDENTIAL**

2856 RIVER RUN WAY

BRADENTON, FL 34208

\$563,289 TopHap Estimate · \$245 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,295 ft²

LIVING AREA

0.26 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$563K

\$525K low

\$601K high

Last Sale

\$589,900 · Jan 22, 2025

Est. Owner Equity

\$0

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$4,605 (2025)
Assessed Value	\$552,641
Previous Assessed	\$554,027
Assessor Market Value	\$552,641

PROPERTY FACTS

Property Type	Single Family Residence
County	MANATEE
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Yes
View	Lake Front

Porch · 120 ft²

CLIMATE RISK

98
FLOOD

24
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
Jan 14, 2025	Resale	Warranty Deed	\$589,900	\$257	\$590K
Dec 30, 2020	Recorded document	Warranty Deed			

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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