

Single Family Residence

RESIDENTIAL

2811 RIVER RUN TER

MIRAMAR, FL 33025

\$446,504 TopHap Estimate · \$210 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,127 ft²

LIVING AREA

4,200 ft²

LOT SIZE

1991

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$447K

\$409K low

\$484K high

Last Sale

\$135,000 · Nov 29, 2001

Est. Owner Equity

\$171,504

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,268 (2024)
Assessed Value	\$177,950
Previous Assessed	\$172,940
Assessor Market Value	\$511,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Broward
Lot (acres)	0.10
Construction	Concrete
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	None
Cooling	Central
Pool	No

CLIMATE RISK

39 FLOOD	24 WILDFIRE	95 HEAT	58 STORM	44 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	\$/FT ²	LOAN
Nov 5, 2011	Quitclaim	Quit Claim Transfer	\$55,000	\$26	
Nov 29, 2001	Resale	Grant Deed	\$135,000	\$63	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sea Castle Elementary School	Elementary	KG–5	0.3 mi
New Renaissance Middle School	Middle	6–8	0.7 mi
Miramar High School	High	9–12	1.1 mi

District: Broward 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 33025

76 CRIME INDEX	88 AIR POLLUTION	79,096 POPULATION	\$70K MEDIAN IN-COME	75°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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