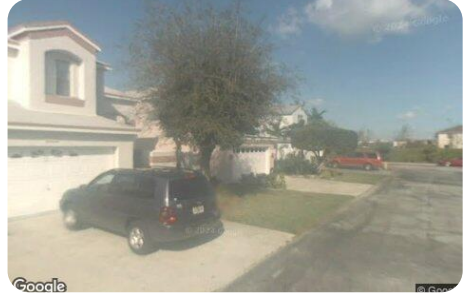


Single Family Residence **RESIDENTIAL**

2750 RIVER RUN TER

MIRAMAR, FL 33025

\$479,276 TopHap Estimate · \$225 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,127 ft²

LIVING AREA

4,200 ft²

LOT SIZE

1991

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$479K

\$454K low

\$505K high

Last Sale

\$127,000 · Aug 11, 2000

Est. Owner Equity

\$344,172

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$3,268 (2024)
Assessed Value	\$179,180
Previous Assessed	\$172,940
Assessor Market Value	\$512,230

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

58 FLOOD	14 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 22, 2002	Non-arms-length	Grant Deed	\$180,000	\$85	
Aug 11, 2000	Resale	Grant Deed	\$127,000	\$60	\$121K

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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