

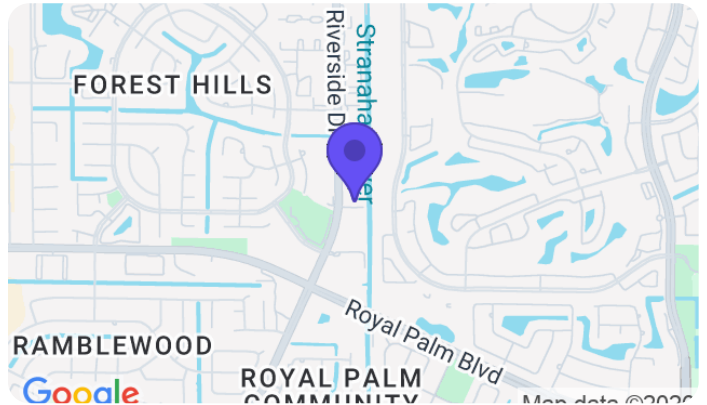
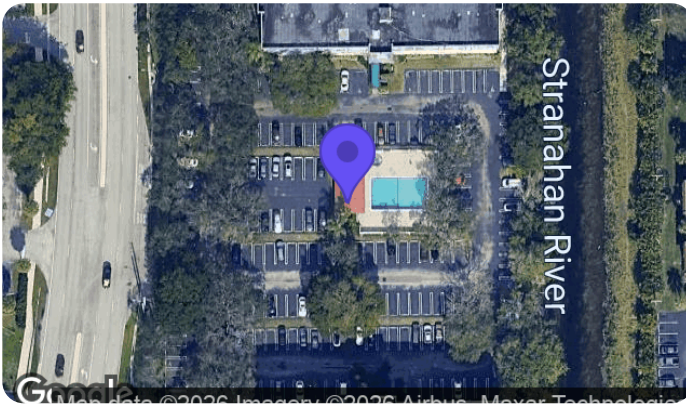
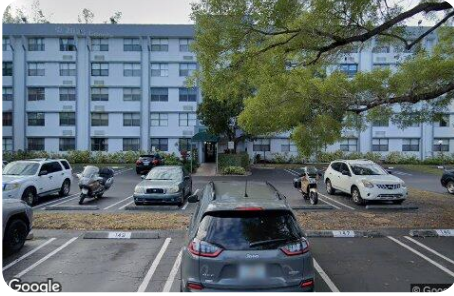
Condominium

**RESIDENTIAL**

# 2401 RIVERSIDE DR

CORAL SPRINGS, FL 33065

**\$98,723** TopHap Estimate · \$213 / ft² · confidence 82 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**464 ft²**

LIVING AREA

**3.7 ac**

LOT SIZE

**1983**

YEAR BUILT

**5**

STORIES

## VALUATION

**\$99K**

**\$81K low**

**\$116K high**

Last Sale

**\$105,000 · Feb 28, 2025**

Est. Owner Equity

**\$98,723**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,269 (2025) |
| Assessed Value        | \$91,880       |
| Previous Assessed     | \$65,610       |
| Assessor Market Value | \$91,880       |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Condominium     |
| Style         | Condo/Apartment |
| County        | BROWARD         |
| Lot (acres)   | 3.70            |
| Construction  | Concrete        |
| Pool          | No              |
| View          | Interior        |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 64<br>FLOOD | 4<br>WILDFIRE | 96<br>HEAT | 64<br>STORM | 30<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

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

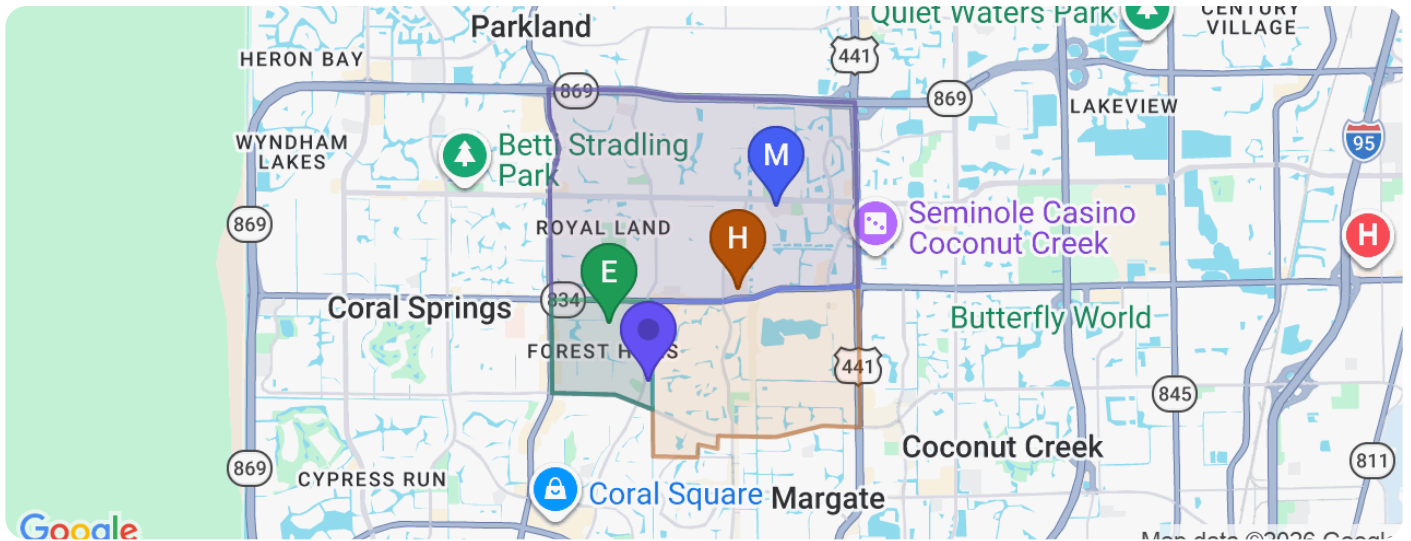
## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN |
|--------------|--------|---------------|-----------|--------|------|
| Feb 19, 2025 | Resale | Warranty Deed | \$105,000 | \$226  |      |
| Oct 16, 2001 | Resale | Grant Deed    | \$31,000  | \$67   |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Forest Hills Elementary School | Elementary | KG–5   | 0.7 mi   |
| Coral Springs High School      | High       | 9–12   | 1.2 mi   |
| Forest Glen Middle School      | Middle     | 6–8    | 2.1 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 33065

|                   |                     |                      |                         |                  |                 |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 68<br>CRIME INDEX | 77<br>AIR POLLUTION | 60,274<br>POPULATION | \$69K<br>MEDIAN IN-COME | 75°F<br>AVG TEMP | 66%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|