

Single Family Residence **RESIDENTIAL**

2711 RIVER RUN TER

MIRAMAR, FL 33025

\$489,010 TopHap Estimate · \$230 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,127 ft²

LIVING AREA

0.12 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$489K

\$461K low

\$517K high

Last Sale

\$147,000 · Aug 4, 2001

Est. Owner Equity

\$388,802

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$3,646 (2024)
Assessed Value	\$197,350
Previous Assessed	\$191,790
Assessor Market Value	\$551,620

PROPERTY FACTS

Property Type	Single Family Residence
County	Broward
Lot (acres)	0.12
Construction	Concrete
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	None
Cooling	Central
Pool	No

CLIMATE RISK

43 FLOOD	3 WILDFIRE	95 HEAT	58 STORM	44 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 24, 2001	Resale	Grant Deed	\$147,000	\$69	\$142K
Mar 7, 1998	Resale	Grant Deed	\$114,900	\$54	\$115K

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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