

Single Family Residence

RESIDENTIAL

2855 RIVER RUN CIR E

MIRAMAR, FL 33025

\$510,819 TopHap Estimate · \$243 / ft² · confidence 88 · as of Jul 14, 2026



2,103 ft²
LIVING AREA

4,200 ft²
LOT SIZE

1991
YEAR BUILT

2
STORIES

1
PARKING

VALUATION

\$511K

\$449K low

\$573K high

Last Sale

\$560,000 · Jul 27, 2023

Est. Owner Equity

\$0

Loan-to-Value

111%

TAX & ASSESSMENT

Property Tax	\$13,249 (2024)
Assessed Value	\$505,740
Previous Assessed	\$491,490
Assessor Market Value	\$547,260

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

71 FLOOD	18 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
Jul 20, 2023	Resale	Warranty Deed	\$560,000	\$266	\$540K
May 11, 2004	Resale	Grant Deed	\$211,000	\$100	\$208K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sea Castle Elementary School	Elementary	KG–5	0.3 mi
New Renaissance Middle School	Middle	6–8	0.8 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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