

Single Family Residence **RESIDENTIAL**

20400 RIVER RUN LN

BOCA RATON, FL 33434

\$2,595,885 TopHap Estimate · \$510 / ft² · confidence 79 · as of Jul 14, 2026

5

BEDS

6

BATHS

5,085 ft²

LIVING AREA

0.19 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$2.6M

\$2.1M low

\$3.1M high

Last Sale

\$2,503,010 · Mar 14, 2025

Est. Owner Equity

\$595,885

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax

\$25,027 (2025)

Assessed Value

\$1,571,139

Previous Assessed

\$250,000

Assessor Market Value

\$1,571,139

PROPERTY FACTS

Property Type	Single Family Residence
County	Palm Beach
Lot (acres)	0.18
Construction	Concrete Blocks
Roof	Tile
Heating	Forced Air
Cooling	Yes

Porch · 74 ft²

CLIMATE RISK

48 FLOOD	31 WILDFIRE	96 HEAT	71 STORM	30 DROUGHT
-------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 10, 2025	Resale	Special Warranty Deed	\$2,503,010	\$492	\$2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Olympic Heights Community High School	High	9–12	0.4 mi
Eagles Landing Middle School	Middle	6–8	2.2 mi
Sunrise Park Elementary School	Elementary	PK–5	2.2 mi

District: Palm Beach 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 33434

109 CRIME INDEX	80 AIR POLLUTION	22,545 POPULATION	\$85K MEDIAN IN-COME	75°F AVG TEMP	66% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------