

Single Family Residence **RESIDENTIAL**

20456 RIVER RUN LN

BOCA RATON, FL 33434

\$2,486,243 TopHap Estimate · \$607 / ft² · confidence 73 · as of Jul 14, 2026



5
BEDS

6
BATHS

4,098 ft²
LIVING AREA

0.24 ac
LOT SIZE

2024
YEAR BUILT

2
STORIES

VALUATION

\$2.5M

\$1.8M low

\$3.2M high

Last Sale

\$2,397,290 · Mar 7, 2025

Est. Owner Equity

\$2,486,243

TAX & ASSESSMENT

Property Tax	\$22,187 (2025)
Assessed Value	\$1,396,593
Previous Assessed	\$250,000
Assessor Market Value	\$1,396,593

PROPERTY FACTS

Property Type	Single Family Residence
County	Palm Beach
Lot (acres)	0.24
Construction	Concrete Blocks
Roof	Tile
Heating	Forced Air
Cooling	Yes

Porch · 382 ft²

CLIMATE RISK

44
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 5, 2025	Resale	Special Warranty Deed	\$2,397,290	\$585	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Olympic Heights Community High School	High	9–12	0.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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