

Single Family Residence **RESIDENTIAL**

21704 FALL RIVER DR

BOCA RATON, FL 33428

\$1,285,000 TopHap Estimate · \$413 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,109 ft²

LIVING AREA

0.27 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$1,240,000 · Jul 7, 2026

Est. Owner Equity

\$783,850

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$8,543 (2025)
Assessed Value	\$540,555
Previous Assessed	\$525,321
Assessor Market Value	\$777,161

PROPERTY FACTS

Property Type	Single Family Residence
County	PALM BEACH
Lot (acres)	0.27
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Patio · 610 ft²

Porch · 364 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2026	Resale	Warranty Deed	\$1,240,000	\$399	
Oct 16, 2020	Resale	Warranty Deed	\$700,000	\$225	\$500K
Jan 23, 2006	Financing	Intrafamily Transfer			\$236K
Oct 7, 1999	Resale	Grant Deed	\$354,100	\$114	\$263K
Feb 4, 1997	Resale	Grant Deed	\$282,900	\$91	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loggers' Run Community Middle School	Middle	6–8	0.6 mi
Waters Edge Elementary School	Elementary	KG–5	0.8 mi
West Boca Raton Community High School	High	9–12	1.0 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 33428

67 CRIME INDEX	81 AIR POLLUTION	42,415 POPULATION	\$92K MEDIAN IN-COME	75°F AVG TEMP	66% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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