

Zero Lot Line (Residential)

**RESIDENTIAL**

# 8855 THAMES RIVER DR

BOCA RATON, FL 33433

**\$596,722** TopHap Estimate · \$315 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,892 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1995**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$597K**

\$543K low

\$651K high

Last Sale

**\$585,000 · Oct 18, 2023**

Est. Owner Equity

**\$157,972**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,684 (2025) |
| Assessed Value        | \$484,616      |
| Previous Assessed     | \$495,154      |
| Assessor Market Value | \$484,616      |

## PROPERTY FACTS

|               |                             |
|---------------|-----------------------------|
| Property Type | Zero Lot Line (Residential) |
| County        | Palm Beach                  |
| Lot (acres)   | 0.12                        |
| Construction  | Concrete Blocks             |
| Roof          | Tile                        |
| Heating       | Forced Air                  |
| Cooling       | Yes                         |
| Pool          | No                          |

Porch · 440 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------|-----------|--------------------|--------|
| Oct 12, 2023 | Resale            | Warranty Deed | \$585,000 | \$309              | \$439K |
| Feb 12, 2018 | Resale            | Warranty Deed | \$335,000 | \$177              | \$160K |
| Dec 4, 2006  | Recorded document | Warranty Deed |           |                    |        |
| Feb 18, 2005 | Recorded document | Grant Deed    |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Hammock Pointe Elementary School    | Elementary | KG–5   | 0.6 mi   |
| Spanish River Community High School | High       | 9–12   | 5.0 mi   |
| Omni Middle School                  | Middle     | 6–8    | 5.0 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 33433

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>96</b><br>CRIME INDEX | <b>81</b><br>AIR POLLUTION | <b>48,131</b><br>POPULATION | <b>\$82K</b><br>MEDIAN IN-COME | <b>75°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|