

Zero Lot Line (Residential)

**RESIDENTIAL**

# 8724 THAMES RIVER DR

BOCA RATON, FL 33433

**\$570,379** TopHap Estimate · \$333 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,714 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$570K**

\$537K low

\$603K high

Last Sale

**\$490,000 · Mar 1, 2022**

Est. Owner Equity

**\$178,379**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,147 (2025) |
| Assessed Value        | \$451,574      |
| Previous Assessed     | \$450,034      |
| Assessor Market Value | \$451,574      |

## 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 · 457 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Feb 24, 2022 | Resale | Warranty Deed | \$490,000 | \$286              | \$392K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Hammock Pointe Elementary School    | Elementary | KG–5   | 0.4 mi   |
| Spanish River Community High School | High       | 9–12   | 4.9 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 | Owner occupied |
|-----------|----------------|