

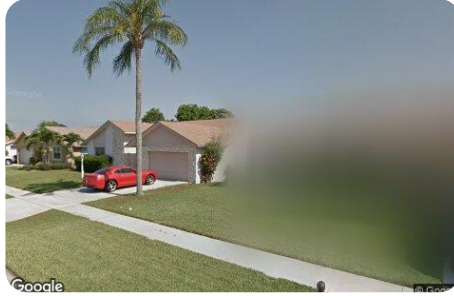
Zero Lot Line (Residential)

**RESIDENTIAL**

# 8754 THAMES RIVER DR

BOCA RATON, FL 33433

**\$545,000** TopHap Estimate · \$318 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

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

LIVING AREA

**0.17 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$545K**

\$500K low

\$590K high

Last Sale

**\$320,000 · May 24, 2016**

Est. Owner Equity

**\$321,000**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,618 (2025) |
| Assessed Value        | \$473,269      |
| Previous Assessed     | \$467,679      |
| Assessor Market Value | \$473,269      |

## PROPERTY FACTS

|               |                             |
|---------------|-----------------------------|
| Property Type | Zero Lot Line (Residential) |
| County        | Palm Beach                  |
| Lot (acres)   | 0.17                        |
| Construction  | Concrete Blocks             |
| Roof          | Tile                        |
| Heating       | Forced Air                  |
| Cooling       | Yes                         |
| Pool          | Yes                         |

Patio · 656 ft²

Porch · 241 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| May 20, 2016 | Resale          | Warranty Deed       | \$320,000 | \$187  | \$224K |
| Jun 21, 2013 | Non-arms-length | Trustees Deed       | \$138,800 | \$81   |        |
| Aug 4, 2004  | Quitclaim       | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Hammock Pointe Elementary School    | Elementary | KG–5   | 0.5 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 | <b>Owner occupied</b> |
|-----------|-----------------------|