

Zero Lot Line (Residential)

**RESIDENTIAL**

# 8836 NEW RIVER FALLS RD

BOCA RATON, FL 33496

**\$1,643,427** TopHap Estimate · \$600 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**4**

BATHS

**2,740 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**2019**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$1.6M**

\$1.5M low

\$1.8M high

Last Sale

**\$951,016 · Dec 12, 2019**

Est. Owner Equity

**\$1,243,427**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,751 (2025) |
| Assessed Value        | \$796,089       |
| Previous Assessed     | \$773,653       |
| Assessor Market Value | \$1,497,229     |

## PROPERTY FACTS

|               |                             |
|---------------|-----------------------------|
| Property Type | Zero Lot Line (Residential) |
| County        | Palm Beach                  |
| Lot (acres)   | 0.20                        |
| Construction  | Concrete Blocks             |
| Roof          | Tile                        |
| Heating       | Forced Air                  |
| Cooling       | Yes                         |
| Pool          | Yes                         |

Porch · 35 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN |
|--------------|-------------------|----------------------|-----------|--------|------|
| Apr 17, 2023 | Financing         | Intrafamily Transfer |           |        |      |
| Mar 12, 2020 | Recorded document | Correction Deed      |           |        |      |
| Mar 12, 2020 | Recorded document | Correction Deed      |           |        |      |
| Mar 17, 2020 | Quitclaim         | Quit Claim Transfer  |           |        |      |
| Dec 10, 2019 | Resale            | Grant Deed           | \$951,016 | \$347  |      |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Whispering Pines Elementary School    | Elementary | KG–5   | 1.5 mi   |
| Olympic Heights Community High School | High       | 9–12   | 3.1 mi   |
| Eagles Landing Middle School          | Middle     | 6–8    | 3.6 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 33496

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>79</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>24,724</b><br>POPULATION | <b>\$123K</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> |
|-----------|-----------------------|