

Zero Lot Line (Residential)

**RESIDENTIAL**

# 8830 NEW RIVER FALLS RD

BOCA RATON, FL 33496

**\$2,251,657** TopHap Estimate · \$463 / ft<sup>2</sup> · confidence 81 · as of Jul 14, 2026



**5**

BEDS

**6**

BATHS

**4,862 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**2020**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$2.3M**

\$1.8M low

\$2.7M high

Last Sale

**\$2,200,000 · Jul 15, 2025**

Est. Owner Equity

**\$2,251,657**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$17,767 (2025) |
| Assessed Value        | \$1,104,416     |
| Previous Assessed     | \$1,073,291     |
| Assessor Market Value | \$1,981,104     |

## 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                         |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|-----------------------|-------------|--------------------|--------|
| Sep 30, 2025 | Financing | Intrafamily Transfer  |             |                    |        |
| Jul 1, 2025  | Resale    | Warranty Deed         | \$2,200,000 | \$452              |        |
| Jul 30, 2020 | Resale    | Special Warranty Deed | \$1,105,643 | \$227              | \$510K |

## 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> |
|-----------|-----------------------|