

Zero Lot Line (Residential)

RESIDENTIAL

8563 DEARBORN RIVER WAY

BOCA RATON, FL 33496

\$2,193,186 TopHap Estimate · \$537 / ft² · confidence 85 · as of Jul 14, 2026

5

BEDS

6

BATHS

4,084 ft²

LIVING AREA

0.29 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

VALUATION

\$2.2M

\$1.9M low

\$2.5M high

Last Sale

\$2,100,000 · Sep 11, 2024

Est. Owner Equity

\$1,393,186

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax

\$26,686 (2025)

Assessed Value

\$1,652,746

Previous Assessed

\$1,580,654

Assessor Market Value

\$1,652,746

PROPERTY FACTS

Property Type	Zero Lot Line (Residential)
County	Palm Beach
Lot (acres)	0.28
Construction	Concrete Blocks
Roof	Tile
Heating	Forced Air
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 1, 2024	Resale	Warranty Deed	\$2,100,000	\$514	\$800K
Aug 27, 2021	Resale	Special Warranty Deed	\$1,154,721	\$283	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whispering Pines Elementary School	Elementary	KG–5	1.6 mi
Olympic Heights Community High School	High	9–12	3.2 mi
Eagles Landing Middle School	Middle	6–8	3.9 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

79 CRIME INDEX	79 AIR POLLUTION	24,724 POPULATION	\$123K MEDIAN IN-COME	75°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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