

Single Family Residence **RESIDENTIAL**

8575 DEARBORN RIVER WAY

BOCA RATON, FL 33496

\$1,753,089 TopHap Estimate · \$624 / ft² · confidence 88 · as of Jul 14, 2026

3
BEDS

3.5
BATHS

2,811 ft²
LIVING AREA

0.18 ac
LOT SIZE

2022
YEAR BUILT

1
STORIES

VALUATION

\$1.8M

\$1.5M low

\$2M high

Last Sale	\$1,700,000 · Jul 25, 2025
Est. Owner Equity	\$945,089
Loan-to-Value	46%

TAX & ASSESSMENT

Property Tax	\$6,758 (2025)
Assessed Value	\$819,951
Previous Assessed	\$796,843
Assessor Market Value	\$1,561,132

PROPERTY FACTS

Property Type	Single Family Residence
County	PALM BEACH
Lot (acres)	0.18
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 25, 2026	Financing	Intrafamily Transfer			
Jul 11, 2025	Resale	Deed	\$1,700,000	\$605	\$808K
Apr 27, 2022	Resale	Special Warranty Deed	\$1,139,062	\$405	

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	Absentee owner
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