

Zero Lot Line (Residential)

**RESIDENTIAL**

# 17521 SPARKLING RIVER RD

BOCA RATON, FL 33496

**\$2,127,798** TopHap Estimate · \$577 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**5**

BEDS

**5**

BATHS

**3,687 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2022**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$2.1M**

\$2M low

\$2.2M high

Last Sale

**\$2,100,000 · Dec 31, 2025**

Est. Owner Equity

**\$620,608**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$23,812 (2025) |
| Assessed Value        | \$1,563,071     |
| Previous Assessed     | \$1,563,071     |
| Assessor Market Value | \$1,563,071     |

## PROPERTY FACTS

|               |                             |
|---------------|-----------------------------|
| Property Type | Zero Lot Line (Residential) |
| County        | Palm Beach                  |
| Lot (acres)   | 0.16                        |
| Construction  | Concrete Blocks             |
| Roof          | Tile                        |
| Heating       | Forced Air                  |
| Cooling       | Yes                         |
| Pool          | Yes                         |

Porch · 355 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|-----------------------|-------------|--------------------|--------|
| Dec 17, 2025 | Resale | Warranty Deed         | \$2,100,000 | \$570              | \$1.5M |
| Aug 19, 2022 | Resale | Special Warranty Deed | \$1,377,650 | \$374              | \$1M   |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Whispering Pines Elementary School    | Elementary | KG–5   | 1.5 mi   |
| Olympic Heights Community High School | High       | 9–12   | 2.9 mi   |
| Eagles Landing Middle School          | Middle     | 6–8    | 4.0 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 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> |
|-----------|-----------------------|