

Single Family Residence **RESIDENTIAL**

## 56 RIVER DR

OCEAN RIDGE, FL 33435

**\$4,953,412** TopHap Estimate · \$1,029 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**4,814 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1971**

YEAR BUILT

**2**

STORIES

### VALUATION

**\$5M**

**\$4.4M low**

**\$5.5M high**

Last Sale

**\$1,270,000 · Feb 6, 2013**

Est. Owner Equity

**\$3,500,912**

Loan-to-Value

**29%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$25,256 (2025) |
| Assessed Value        | \$1,417,414     |
| Previous Assessed     | \$1,377,467     |
| Assessor Market Value | \$3,146,865     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Palm Beach              |
| Lot (acres)   | 0.28                    |
| Construction  | Concrete Blocks         |
| Roof          | Metal                   |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Pool          | Yes                     |
| View          | Water                   |

Boat lift

Patio · 700 ft²

Porch · 420 ft²

Boat access

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------------|--------|--------|
| Nov 10, 2025 | Financing | Intrafamily Transfer |             |        |        |
| Feb 1, 2013  | Resale    | Warranty Deed        | \$1,270,000 | \$264  | \$953K |
| Jun 4, 2003  | Financing | Trustees Deed        |             |        | \$323K |
| May 16, 2001 | Resale    | Grant Deed           | \$545,000   | \$113  | \$436K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Rolling Green Elementary School     | Elementary | EE-5   | 1.8 mi   |
| Boynton Beach Community High School | High       | 9-12   | 2.2 mi   |
| Lantana Community Middle School     | Middle     | 6-8    | 3.4 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 33435

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>109</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>37,563</b><br>POPULATION | <b>\$74K</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> |
|-----------|-----------------------|