

Townhouse

RESIDENTIAL

# 9486 BOCA RIVER CIR

BOCA RATON, FL 33434

**\$452,660** TopHap Estimate · \$268 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,689 ft<sup>2</sup>

LIVING AREA

1,146 ft<sup>2</sup>

LOT SIZE

1996

YEAR BUILT

## VALUATION

**\$453K**

\$426K low

\$480K high

Last Sale

\$370,000 · Apr 5, 2022

Est. Owner Equity

\$45,009

Loan-to-Value

97%

## TAX & ASSESSMENT

Property Tax

\$5,794 (2025)

Assessed Value

\$374,000

Previous Assessed

\$381,100

Assessor Market Value

\$374,000

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Townhouse       |
| County        | Palm Beach      |
| Lot (acres)   | 0.03            |
| Construction  | Concrete Blocks |
| Heating       | None            |
| Pool          | No              |

Porch · 58 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Mar 22, 2022 | Resale    | Warranty Deed       | \$370,000 | \$219  | \$358K |
| Sep 1, 2011  | Quitclaim | Quit Claim Transfer |           |        |        |
| Aug 19, 2009 | Quitclaim | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Olympic Heights Community High School | High       | 9–12   | 0.5 mi   |
| Eagles Landing Middle School          | Middle     | 6–8    | 2.2 mi   |
| Sunrise Park Elementary School        | Elementary | PK–5   | 2.2 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 33434**

|                           |                            |                             |                                    |                         |                        |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>109</b><br>CRIME INDEX | <b>80</b><br>AIR POLLUTION | <b>22,545</b><br>POPULATION | <b>\$85K</b><br>MEDIAN IN-<br>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> |
|-----------|-----------------------|