

Townhouse **RESIDENTIAL**

# 9476 BOCA RIVER CIR

BOCA RATON, FL 33434

**\$490,935** TopHap Estimate · \$298 / ft<sup>2</sup> · confidence 90 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**1,646 ft<sup>2</sup>**

LIVING AREA

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

LOT SIZE

**1997**

YEAR BUILT

## VALUATION

**\$491K**

\$442K low

\$540K high

Last Sale

**\$272,000 · Jun 25, 2019**

Est. Owner Equity

**\$184,807**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,538 (2025) |
| Assessed Value        | \$379,000      |
| Previous Assessed     | \$420,000      |
| Assessor Market Value | \$379,000      |

## PROPERTY FACTS

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

Porch · 110 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Jun 17, 2019 | Resale            | Warranty Deed        | \$272,000 | \$165              | \$267K |
| Jul 26, 2012 | Resale            | Grant Deed           | \$162,000 | \$98               |        |
| Jan 18, 2012 | Foreclosure sale  | Trustees Deed        | \$100     | \$0                |        |
| Jan 9, 2012  | Recorded document | Trustees Deed        | \$100     | \$0                |        |
| Sep 19, 2008 | Financing         | Intrafamily Transfer |           |                    | \$356K |
| Jan 20, 2005 | Resale            | Warranty Deed        | \$261,000 | \$159              | \$209K |
| Aug 27, 1997 | Resale            | Grant Deed           | \$123,000 | \$75               | \$111K |

## 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-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> |
|-----------|-----------------------|