

Single Family Residence **RESIDENTIAL**

# 71 BAYSHORE CT

ROCKLEDGE, FL 32955

**\$1,523,151** TopHap Estimate · \$413 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,690 ft<sup>2</sup>**

LIVING AREA

**0.62 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$1.5M**

\$1.4M low

\$1.6M high

Last Sale

**\$1,350,000 · Aug 12, 2022**

Est. Owner Equity

**\$428,031**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$17,209 (2025) |
| Assessed Value        | \$1,132,590     |
| Previous Assessed     | \$1,158,510     |
| Assessor Market Value | \$1,132,590     |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Brevard                               |
| Lot (acres)   | 0.62                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Mat/Raft Foundation (Slab)            |
| Roof          | Concrete                              |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Pool          | Pool W/Hot Tub/Spa                    |

Patio · 1,049 ft²

Porch · 954 ft²

## CLIMATE RISK

**29**  
FLOOD

**31**  
WILDFIRE

**96**  
HEAT

**75**  
STORM

**32**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE       | \$/FT² | LOAN   |
|--------------|--------|---------------|-------------|--------|--------|
| Aug 8, 2022  | Resale | Warranty Deed | \$1,350,000 | \$366  | \$1.1M |
| Apr 29, 2016 | Resale | Warranty Deed | \$743,000   | \$201  | \$594K |
| May 4, 2011  | Resale | Warranty Deed | \$450,000   | \$122  | \$300K |
| Mar 30, 2005 | Resale | Warranty Deed | \$80,000    | \$22   |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Rockledge High School       | High       | 9–12   | 2.2 mi   |
| Tropical Elementary School  | Elementary | KG–6   | 2.2 mi   |
| Ronald McNair Magnet School | Middle     | 7–8    | 3.1 mi   |

District: Brevard 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 32955

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>69</b><br>CRIME INDEX | <b>77</b><br>AIR POLLUTION | <b>45,972</b><br>POPULATION | <b>\$86K</b><br>MEDIAN IN-COME | <b>72°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|