

Single Family Residence

**RESIDENTIAL**

# 49 SCOTT LN

ROCKLEDGE, FL 32955

**\$370,854** TopHap Estimate · \$178 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,085 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1959**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$371K**

\$317K low

\$425K high

Last Sale

**\$375,000 · Aug 1, 2024**

Est. Owner Equity

**\$0**

Loan-to-Value

**198%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,879 (2025) |
| Assessed Value        | \$286,620      |
| Previous Assessed     | \$170,150      |
| Assessor Market Value | \$286,620      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Brevard                               |
| Lot (acres)   | 0.21                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Mat/Raft Foundation (Slab)            |
| Roof          | Builtup (layered Asphalt)             |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Carport (Unspecified)                 |
| Pool          | No                                    |

Porch · 434 ft²

## CLIMATE RISK

10  
FLOOD

22  
WILDFIRE

96  
HEAT

80  
STORM

32  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|---------------------|-----------|--------|--------|
| Jul 30, 2024 | Resale           | Warranty Deed       | \$375,000 | \$180  | \$362K |
| Jan 16, 2024 | Resale           | Warranty Deed       | \$239,000 | \$115  |        |
| Jan 30, 2013 | Quitclaim        | Quit Claim Transfer |           |        |        |
| Jul 25, 2012 | Foreclosure sale | Trustees Deed       | \$31,000  | \$15   |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Rockledge High School       | High       | 9–12   | 1.1 mi   |
| Tropical Elementary School  | Elementary | KG–6   | 1.6 mi   |
| Ronald McNair Magnet School | Middle     | 7–8    | 2.0 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 |
|-----------|----------------|