

Single Family Residence **RESIDENTIAL**

45 SCOTT LN

ROCKLEDGE, FL 32955

\$251,619 TopHap Estimate · \$211 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,192 ft²

LIVING AREA

0.17 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

VALUATION

\$252K

\$226K low

\$277K high

Est. Owner Equity

\$113,879

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$1,475 (2025)
Assessed Value	\$134,050
Previous Assessed	\$130,280
Assessor Market Value	\$150,660

PROPERTY FACTS

Property Type	Single Family Residence
County	Brevard
Lot (acres)	0.17
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 117 ft²

Porch · 431 ft²

CLIMATE RISK

10 FLOOD	17 WILDFIRE	96 HEAT	80 STORM	32 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 5, 2019	Non-arms-length	Warranty Deed	\$142,000	\$119	\$138K
Sep 18, 2018	Quitclaim	Quit Claim Transfer	\$100	\$0	

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	2.1 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

69 CRIME INDEX	77 AIR POLLUTION	45,972 POPULATION	\$86K MEDIAN IN-COME	72°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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