

Cooperative

RESIDENTIAL

415 MONTREAL WAY

ROCKLEDGE, FL 32955

\$47,532 TopHap Estimate · \$144 / ft² · confidence 93 · as of Jul 14, 2026



330 ft²

LIVING AREA

3,049 ft²

LOT SIZE

1990

YEAR BUILT

1

STORIES

VALUATION

\$48K

\$44K low

\$51K high

Est. Owner Equity

\$47,532

TAX & ASSESSMENT

Property Tax

\$508 (2025)

Assessed Value

\$42,040

Previous Assessed	\$41,120
Assessor Market Value	\$42,040

PROPERTY FACTS

Property Type	Cooperative
County	Brevard
Lot (acres)	0.07
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Patio · 240 ft²

CLIMATE RISK

39

FLOOD

3

WILDFIRE

96

HEAT

64

STORM

32

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 4, 2024	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Suntree Elementary School	Elementary	KG–6	0.7 mi
Viera Middle School	Middle	7–8	3.9 mi
Viera High School	High	9–12	4.5 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	Absentee owner
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