

Single Family Residence **RESIDENTIAL**

45 VALENCIA RD

ROCKLEDGE, FL 32955

\$363,530 TopHap Estimate · \$181 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,007 ft²

LIVING AREA

0.23 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

VALUATION

\$364K

\$339K low

\$388K high

Last Sale

\$72,500 · Jan 1, 1985

Est. Owner Equity

\$0

Loan-to-Value

119%

TAX & ASSESSMENT

Property Tax	\$1,292 (2025)
Assessed Value	\$122,400
Previous Assessed	\$118,960
Assessor Market Value	\$290,580

PROPERTY FACTS

Property Type	Single Family Residence
County	Brevard
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Pier/Post & Beam
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 81 ft²

Porch · 112 ft²

CLIMATE RISK

10
FLOOD

19
WILDFIRE

96
HEAT

82
STORM

32
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockledge High School	High	9–12	0.3 mi
Ronald McNair Magnet School	Middle	7–8	1.3 mi
Tropical Elementary School	Elementary	KG–6	1.6 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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