

Single Family Residence **RESIDENTIAL**

# 1270 STARLING WAY

ROCKLEDGE, FL 32955

**\$611,479** TopHap Estimate · \$270 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,266 ft<sup>2</sup>**

LIVING AREA

**0.39 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$611K**

\$569K low

\$654K high

Last Sale

**\$465,000 · Nov 4, 2020**

Est. Owner Equity

**\$346,479**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,079 (2025) |
| Assessed Value        | \$291,330      |
| Previous Assessed     | \$283,120      |
| Assessor Market Value | \$505,240      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Brevard                               |
| Lot (acres)   | 0.39                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Mat/Raft Foundation (Slab)            |
| Roof          | Asphalt                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | Pool W/Hot Tub/Spa                    |

Deck · 710 ft²

Porch · 404 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 35<br>FLOOD | 36<br>WILDFIRE | 96<br>HEAT | 70<br>STORM | 32<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Feb 18, 2026 | Financing | Intrafamily Transfer |           |        |        |
| Oct 29, 2020 | Resale    | Warranty Deed        | \$465,000 | \$205  | \$265K |
| May 28, 2013 | Resale    | Warranty Deed        | \$320,000 | \$141  | \$2K   |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| Ralph M. Williams Jr. Elementary School | Elementary | PK–6   | 0.8 mi   |
| Viera High School                       | High       | 9–12   | 2.1 mi   |
| Viera Middle 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 | <b>Owner occupied</b> |
|-----------|-----------------------|