

Single Family Residence **RESIDENTIAL**

2318 MONTY LN

ROCKLEDGE, FL 32955

\$296,116 TopHap Estimate · \$278 / ft² · confidence 79 · as of Jul 14, 2026



2
BEDS

1.5
BATHS

1,066 ft²
LIVING AREA

0.21 ac
LOT SIZE

1966
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$296K

\$235K low

\$357K high

Last Sale

\$295,000 · May 4, 2026

Est. Owner Equity

\$296,116

TAX & ASSESSMENT

Property Tax	\$811 (2024)
Assessed Value	\$51,980
Previous Assessed	\$50,520
Assessor Market Value	\$146,100

PROPERTY FACTS

Property Type	Single Family Residence
County	BREVARD
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Pool	No

Patio · 68 ft²

Porch · 315 ft²

CLIMATE RISK

10 FLOOD	33 WILDFIRE	96 HEAT	82 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
May 1, 2026	Resale	Warranty Deed	\$295,000	\$277	\$280K
May 1, 2026	Resale	Warranty Deed	\$295,000	\$277	\$280K
Dec 23, 2025	Resale	Warranty Deed	\$145,000	\$136	\$189K
Jul 30, 1996	Resale	Grant Deed	\$66,900	\$63	\$67K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John F. Kennedy Middle School	Middle	7–8	0.3 mi
Golfview Elementary Magnet School	Elementary	PK–6	1.1 mi
Rockledge High School	High	9–12	1.7 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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