

Single Family Residence **RESIDENTIAL**

40 KNOLLWOOD DR

ROCKLEDGE, FL 32955

\$197,863 TopHap Estimate · \$170 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,164 ft²

LIVING AREA

0.18 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

VALUATION

\$198K

\$183K low

\$212K high

Last Sale

\$51,900 · Aug 1, 1985

Est. Owner Equity

\$189,103

Loan-to-Value

5%

TAX & ASSESSMENT

Property Tax	\$432 (2025)
Assessed Value	\$56,110
Previous Assessed	\$54,530
Assessor Market Value	\$167,090

PROPERTY FACTS

Property Type	Single Family Residence
County	Brevard
Lot (acres)	0.18
Construction	Wood (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Pool	No

Patio · 156 ft²

Porch · 52 ft²

CLIMATE RISK

38

FLOOD

19

WILDFIRE

96

HEAT

80

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	1.1 mi
Tropical Elementary School	Elementary	KG–6	1.7 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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