

Single Family Residence **RESIDENTIAL**

## 265 RIVER ROAD CIR

ROCKLEDGE, FL 32955

**\$636,168** TopHap Estimate · \$254 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**2,504 ft<sup>2</sup>**

LIVING AREA

**0.4 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

### VALUATION

**\$636K**

\$584K low

\$688K high

Last Sale

**\$34,000 · Jul 5, 2000**

Est. Owner Equity

**\$509,668**

Loan-to-Value

**20%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,713 (2025) |
| Assessed Value        | \$262,070      |
| Previous Assessed     | \$254,690      |
| Assessor Market Value | \$577,820      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Brevard                               |
| Lot (acres)   | 0.40                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Mat/Raft Foundation (Slab)            |
| Roof          | Asphalt                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Pool          | No                                    |

Patio · 279 ft²

Porch · 720 ft²

## CLIMATE RISK

**18**  
FLOOD

**31**  
WILDFIRE

**96**  
HEAT

**70**  
STORM

**32**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE    | \$/FT² | LOAN |
|-------------|--------|------------|----------|--------|------|
| Jul 5, 2000 | Resale | Grant Deed | \$34,000 | \$14   |      |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| Ralph M. Williams Jr. Elementary School | Elementary | PK–6   | 1.7 mi   |
| Viera High School                       | High       | 9–12   | 3.2 mi   |
| Viera Middle School                     | Middle     | 7–8    | 4.0 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> |
|-----------|-----------------------|