

Single Family Residence **RESIDENTIAL**

2863 BELLWIND CIR

ROCKLEDGE, FL 32955

\$1,891,159 TopHap Estimate · \$404 / ft² · confidence 91 · as of Jul 14, 2026

5

BEDS

6

BATHS

4,680 ft²

LIVING AREA

0.81 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

VALUATION

\$1.9M

\$1.7M low

\$2.1M high

Last Sale

\$1,850,000 · Jul 25, 2024

Est. Owner Equity

\$411,159

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax

\$13,350 (2025)

Assessed Value

\$1,138,720

Previous Assessed

\$1,309,580

Assessor Market Value

\$1,425,980

PROPERTY FACTS

Property Type	Single Family Residence
County	Brevard
Lot (acres)	0.81
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Deck · 362 ft²

Patio · 1,039 ft²

Porch · 1,238 ft²

CLIMATE RISK

58 FLOOD	35 WILDFIRE	96 HEAT	73 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
Jul 24, 2024	Resale	Warranty Deed	\$1,850,000	\$395	\$1.5M
Jul 20, 2004	Resale	Grant Deed	\$160,000	\$34	
Jul 20, 2004	Resale	Grant Deed	\$160,000	\$34	\$703K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Manatee Elementary School	Elementary	KG–6	1.2 mi
Viera High School	High	9–12	1.9 mi
Viera Middle School	Middle	7–8	3.2 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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