

Single Family Residence **RESIDENTIAL**

45 KNOLLWOOD DR

ROCKLEDGE, FL 32955

\$293,284 TopHap Estimate · \$226 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,300 ft²

LIVING AREA

0.18 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

VALUATION

\$293K

\$277K low

\$309K high

Last Sale

\$47,700 · Sep 28, 2015

Est. Owner Equity

\$161,284

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$2,883 (2025)
Assessed Value	\$182,960
Previous Assessed	\$186,520
Assessor Market Value	\$182,960

PROPERTY FACTS

Property Type	Single Family Residence
County	Brevard
Lot (acres)	0.18
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Porch · 168 ft²

CLIMATE RISK

17
FLOOD

7
WILDFIRE

96
HEAT

80
STORM

32
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2017	Non-arms-length	Warranty Deed	\$145,000	\$112	\$134K
Sep 16, 2015	Resale	Grant Deed	\$47,700	\$37	
Jul 29, 2015	Recorded document	Trustees Deed			
Oct 20, 2006	Resale	Warranty Deed	\$170,000	\$131	\$154K
Jul 13, 2005	Resale	Warranty Deed	\$153,000	\$118	\$120K
Aug 20, 2003	Resale	Grant Deed	\$77,000	\$59	\$72K

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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