

Single Family Residence

RESIDENTIAL

856 WESTPORT DR

ROCKLEDGE, FL 32955

\$326,933 TopHap Estimate · \$197 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,662 ft²

LIVING AREA

0.18 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

VALUATION

\$327K

\$305K low

\$349K high

Last Sale

\$320,000 · Mar 2, 2022

Est. Owner Equity

\$74,133

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$2,566 (2025)
Assessed Value	\$203,290
Previous Assessed	\$197,570
Assessor Market Value	\$262,230

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	Metal
Heating	Central
Cooling	Central
Pool	No

Patio · 15 ft²

Porch · 15 ft²

CLIMATE RISK

49
FLOOD

7
WILDFIRE

96
HEAT

82
STORM

32
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2022	Resale	Warranty Deed	\$320,000	\$193	\$253K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John F. Kennedy Middle School	Middle	7–8	1.0 mi
Rockledge High School	High	9–12	1.5 mi
Golfview Elementary Magnet School	Elementary	PK–6	1.6 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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