

Single Family Residence

RESIDENTIAL

3956 MONTESINO DR

ROCKLEDGE, FL 32955

\$411,090 TopHap Estimate · \$200 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,059 ft²

LIVING AREA

0.15 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

VALUATION

\$411K

\$386K low

\$436K high

Last Sale

\$215,000 · Sep 16, 2016

Est. Owner Equity

\$295,472

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$2,870 (2024)
Assessed Value	\$223,030
Previous Assessed	\$216,750
Assessor Market Value	\$364,350

PROPERTY FACTS

Property Type	Single Family Residence
County	BREVARD
Lot (acres)	0.15
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No
View	Lake Front

CLIMATE RISK

27
FLOOD

33
WILDFIRE

96
HEAT

75
STORM

32
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 16, 2026	Financing	Mortgage			\$116K
Sep 14, 2016	Resale	Warranty Deed	\$215,000	\$104	
Mar 31, 2014	Resale	Warranty Deed	\$195,000	\$95	\$185K
Mar 1, 2010	Resale	Warranty Deed	\$176,000	\$85	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ralph M. Williams Jr. Elementary School	Elementary	PK–6	0.8 mi
Rockledge High School	High	9–12	3.3 mi
Ronald McNair Magnet School	Middle	7–8	4.1 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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