

Single Family Residence **RESIDENTIAL**

# 3261 THURLOE DR

ROCKLEDGE, FL 32955

**\$869,527** TopHap Estimate · \$343 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,535 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**2007**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$870K**

\$819K low

\$920K high

Last Sale

**\$855,000 · Apr 18, 2024**

Est. Owner Equity

**\$230,027**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,784 (2025) |
| Assessed Value        | \$679,510      |
| Previous Assessed     | \$693,210      |
| Assessor Market Value | \$679,510      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Brevard                               |
| Lot (acres)   | 0.25                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Mat/Raft Foundation (Slab)            |
| Roof          | Concrete                              |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | Yes                                   |

Deck · 616 ft²

Porch · 675 ft²

## CLIMATE RISK

33

FLOOD

29

WILDFIRE

96

HEAT

73

STORM

32

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Apr 16, 2024 | Resale    | Warranty Deed        | \$855,000 | \$337  | \$640K |
| Aug 3, 2023  | Financing | Intrafamily Transfer |           |        |        |
| Aug 24, 2021 | Resale    | Warranty Deed        | \$750,000 | \$296  |        |
| Mar 27, 2013 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Aug 11, 2005 | Resale    | Grant Deed           | \$130,000 | \$51   |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Manatee Elementary School | Elementary | KG–6   | 0.6 mi   |
| Viera High School         | High       | 9–12   | 1.3 mi   |
| Viera Middle School       | Middle     | 7–8    | 2.7 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 | Owner occupied |
|-----------|----------------|