

Single Family Residence **RESIDENTIAL**

# 950 PELICAN LN

ROCKLEDGE, FL 32955

**\$410,681** TopHap Estimate · \$195 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,105 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$411K**

\$388K low

\$433K high

Est. Owner Equity

**\$310,681**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,352 (2025) |
| Assessed Value        | \$253,180      |
| Previous Assessed     | \$246,050      |
| Assessor Market Value | \$353,800      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Brevard                               |
| Lot (acres)   | 0.24                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Mat/Raft Foundation (Slab)            |
| Roof          | Asphalt                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Patio · 76 ft²

Porch · 76 ft²

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 11<br>FLOOD | 3<br>WILDFIRE | 96<br>HEAT | 78<br>STORM | 32<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-------------------|----------------------|-------|--------|------|
| Jun 8, 2023  | Financing         | Intrafamily Transfer |       |        |      |
| Oct 28, 2020 | Recorded document | Correction Deed      |       |        |      |
| Jun 3, 2020  | Recorded document | Correction Deed      |       |        |      |
| Jun 3, 2020  | Recorded document | Correction Deed      |       |        |      |
| Jun 3, 2020  | Quitclaim         | Quit Claim Transfer  |       |        |      |
| Apr 25, 2014 | Quitclaim         | Quit Claim Transfer  |       |        |      |
| Jun 6, 2012  | Quitclaim         | Quit Claim Transfer  |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Hans Christian Andersen Elementary School | Elementary | KG–6   | 1.2 mi   |
| John F. Kennedy Middle School             | Middle     | 7–8    | 1.5 mi   |
| Rockledge High School                     | High       | 9–12   | 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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 |
|-----------|----------------|