

Single Family Residence **RESIDENTIAL**

1864 BARRINGTON CIR

ROCKLEDGE, FL 32955

\$297,547 TopHap Estimate · \$190 / ft² · confidence 91 · as of Jul 14, 2026

4
BEDS

2
BATHS

1,563 ft²
LIVING AREA

0.2 ac
LOT SIZE

1998
YEAR BUILT

1
STORIES

6
ROOMS

Pre-foreclosure (LIS)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$298K

\$271K low

\$324K high

Last Sale

\$178,900 · Jul 7, 2016

Est. Owner Equity

\$127,592

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$2,184 (2025)
Assessed Value	\$174,410
Previous Assessed	\$169,500
Assessor Market Value	\$279,900

PROPERTY FACTS

Property Type	Single Family Residence
County	BREVARD
Lot (acres)	0.20
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 140 ft²

Porch · 63 ft²

CLIMATE RISK

30
FLOOD

45
WILDFIRE

96
HEAT

84
STORM

32
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 30, 2016	Resale	Special Warranty Deed	\$178,900	\$114	\$170K
Feb 23, 2016	Recorded document	Grant Deed			
Dec 2, 2015	Non-arms-length	Trustees Deed	\$134,400	\$86	
Jun 29, 2006	Resale	Warranty Deed	\$257,000	\$164	\$206K
Jun 24, 2004	Resale	Warranty Deed	\$183,000	\$117	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John F. Kennedy Middle School	Middle	7–8	0.6 mi
Golfview Elementary Magnet School	Elementary	PK–6	0.9 mi
Rockledge High School	High	9–12	1.9 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------