INSTRUCTIONS - Real Property Search

Topic Links - Click a link below to jump to a particular topic, or scroll to view all content.

Property Search Page: The Property Search page is accessible as follows:
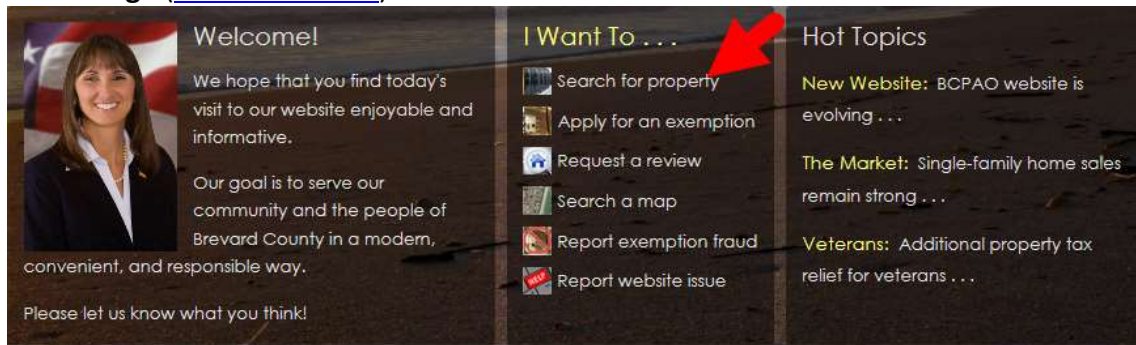
Menu: The menu is available on every page and contains links to all website content.
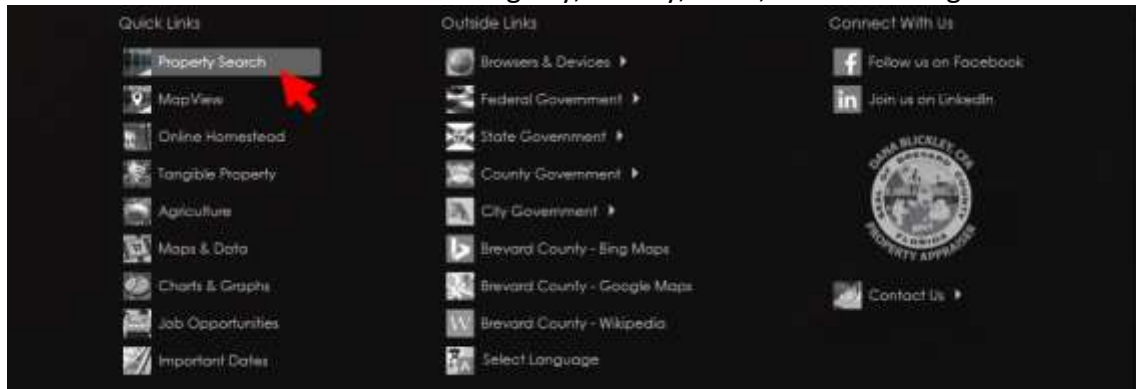

Slider: The navigation slider is available on every page and contains links to our most popular pages.

Home Page (www.BCPAO.us):

Footer: The Footer is available at the bottom of every page and provides links to a few of our common pages as well as links to other websites including city, county, state, and federal agencies not affiliated with BCPAO:

Real Property Search Instructions

Search for Records: Our new **Real Property Search** enables you to search our records by entering criteria for a single search option, or by combining any number of search options. Our new Real Property Search does not restrict you to pre-grouped search criteria. You may define your search any way you like.
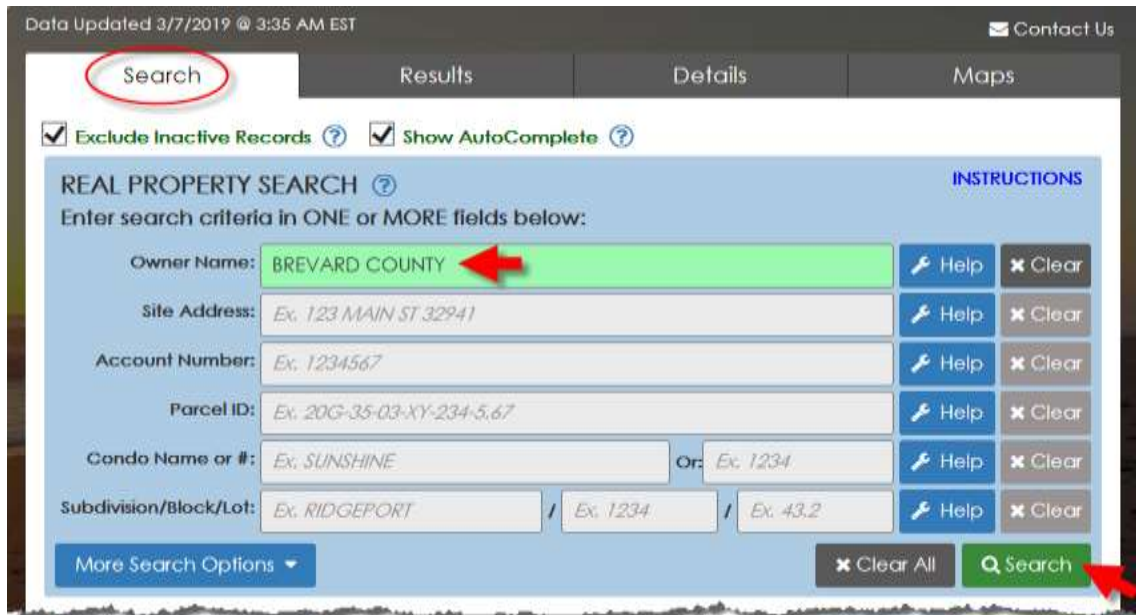
Tabs: There are four tabs on the **Property Search** page: **Search**, **Results**, **Details**, and **Maps**:

At any time, you can click a tab to view its content. Everything you need to conduct a property search, view a grid of search results, view individual property details, and view an interactive map is available in neatly-organized tabs, all on one page:

- The **Search** tab contains all search tools to query BCPAO records.

- The **Results** tab shows a grid of your search results after you conduct a search.

- The **Details** tab shows property details for an individual property. After conducting a search, if more than one property is found, the Results tab opens with a grid from which to select a single property to view its details. If only one property is found from your search, the Details tab automatically opens.

- The **Maps** tab contains a selection of interactive maps integrated with the Details tab. However, maps on the Maps tab can also be viewed full-page in their own window as stand-alone map applications.

Single Search: Enter criteria in any input field, and then click **Search**:

More Search Options: Click **More Search Options** to view all available real property search options:

Combination Search: Our new Real Property Search does not restrict you to pre-grouped search criteria. You may enter as many or as few criteria as you choose. For example, you can search for all sales in a given subdivision, or refine it further by entering additional criteria such as base area, year built, property use, etc. As you refine your search, only properties that meet your specific search criteria are found, and, you can add or remove criteria at any time to change your search without having to start over.

The example below shows how to search for detached single-family riverfront homes between 5,000 and 8,000 square-feet built between 2000 and 2016 on between 0.75 and 1.5 acres in zip-code 32937 or 32903 with a dock and screened pool that were sold between 01-01-2016 and 01-01-2018 for between $1,500,000 and $2,500,000. Click **More Search Options**, enter the search criteria, and then click **Search**:

Search	Results	Details	Maps

☑ Exclude Inactive Records ⑦   ☑ Show AutoComplete ⑦

REAL PROPERTY SEARCH ⑦   **INSTRUCTIONS**

Enter search criteria in ONE or MORE fields below:

Field	Value				
Owner Name:	Ex. JOHN Q PUBLIC			🔧 Help	✖ Clear
Site Address:	Ex. 123 MAIN ST 32941			🔧 Help	✖ Clear
Account Number:	Ex. 1234567			🔧 Help	✖ Clear
Parcel ID:	Ex. 20G-35-03-XY-234-5.67			🔧 Help	✖ Clear
Condo Name or #:	Ex. SUNSHINE	Or:	Ex. 1234	🔧 Help	✖ Clear
Subdivision/Block/Lot:	Ex. RIDGEPORT	/ Ex. 1234	/ Ex. 43.2	🔧 Help	✖ Clear
Plat Book/Page:	Ex. 56	/ Ex. 78		🔧 Help	✖ Clear
Sale Price From:	1500000	To: 2500000		🔧 Help	✖ Clear
Sale Date From:	01-01-2016	To: 01-01-2018		🔧 Help	✖ Clear
Market Value From:	Ex. 150000	To: Ex. 250000		🔧 Help	✖ Clear
Year Built From:	2000	To: 2016		🔧 Help	✖ Clear
Base Area From:	5000	To: 8000		🔧 Help	✖ Clear
Gross Area From:	Ex. 1000	To: Ex. 3000		🔧 Help	✖ Clear
Acres From:	0.75	To: 1.5		🔧 Help	✖ Clear
Zip Codes:	32937,32903			🔧 Help	✖ Clear
Site Codes:	0101,0102,0110,0116,0118,0122			🔧 Help	✖ Clear
Market Area Codes:	Ex. 01,04,11			🔧 Help	✖ Clear
Taxing District Codes:	Ex. 13E0,1800			🔧 Help	✖ Clear
Property Use Codes:	0110			🔧 Help	✖ Clear
Extra Feature Codes:	BDOCK,POOLC,ALSCN			🔧 Help	✖ Clear

Less Search Options ▲   ✖ Clear All   🔍 Search ➤

AutoComplete: If you pause when entering text in the input field, a list of options opens (similar to Google, Bing, Yahoo, etc.). You can select an option from the list, or ignore the list and enter your own text. You can also shut off AutoComplete by unchecking the **Show AutoComplete** checkbox.

Owner Name:	BREVARD COUNTY SCH	✖	🔧 Help	✖ Clear
Site Address:	SCHOOL BOARD OF BREVARD COUNTY		🔧 Help	✖ Clear
	SCHOOL BOARD OF BREVARD COUNTY FL			
Account Number:	Ex. 1234567		🔧 Help	✖ Clear

Help: If you need help entering your search criteria, click **Help** to open a tool panel with instructions:

You can enter your search criteria directly into the main input field, or use the **Help** tools. As you use the tools, your input automatically populates the main input field for you.   Click **►INSTRUCTIONS** for more help with entering your search criteria. The **Results** tab automatically opens after **Go Real Property Search** is clicked:

- The number of records found from your search
- The number of search results rows to show at a time
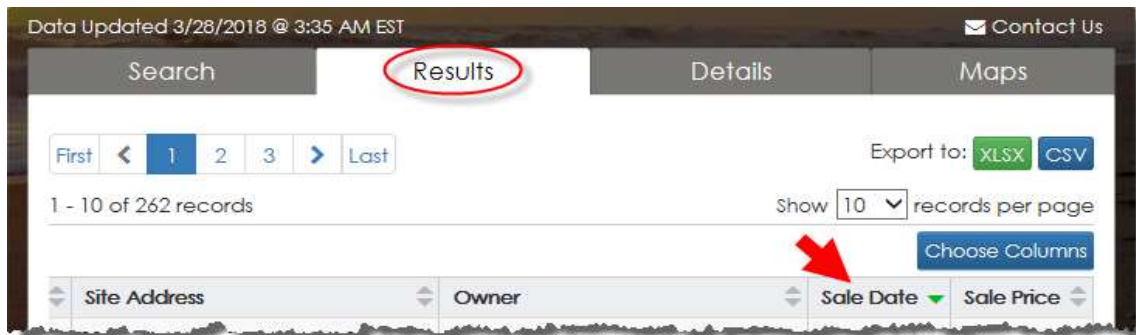- Date property data was last updated
- Buttons to go to another page of search results
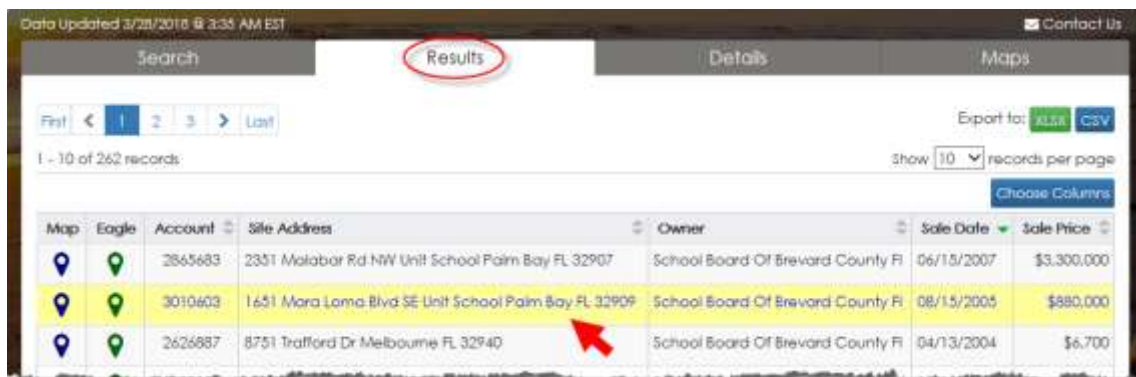- Two common formats to export your search results for download
- The number of records currently shown

Data Column Visibility: Click **Choose Columns** to change the columns shown in the results grid (hiding or showing columns does not change your search criteria):
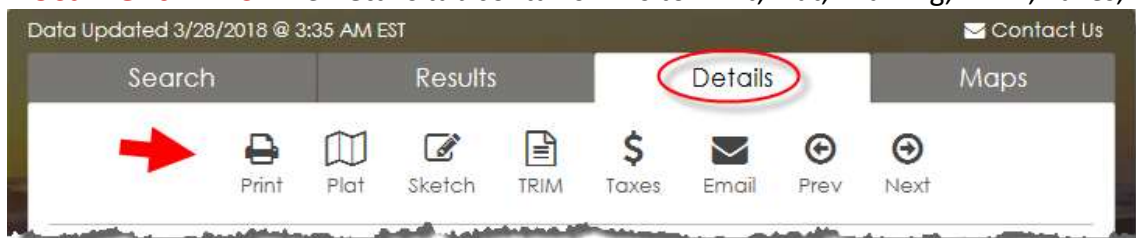
Data Column Sorting: Click the header row of any data column to sort the results grid by that column. A ▼down-arrow indicates a descending sort (from highest to lowest or from Z to A). An ▲up-arrow indicates an ascending sort (from lowest to highest or from A to Z):

Property Details: If your search resulted in more than one record found, the **Results** tab will list your search results with basic information Click any row in the **Results** grid to view more details about that account (if only one record was found, the **Details** tab opens automatically):
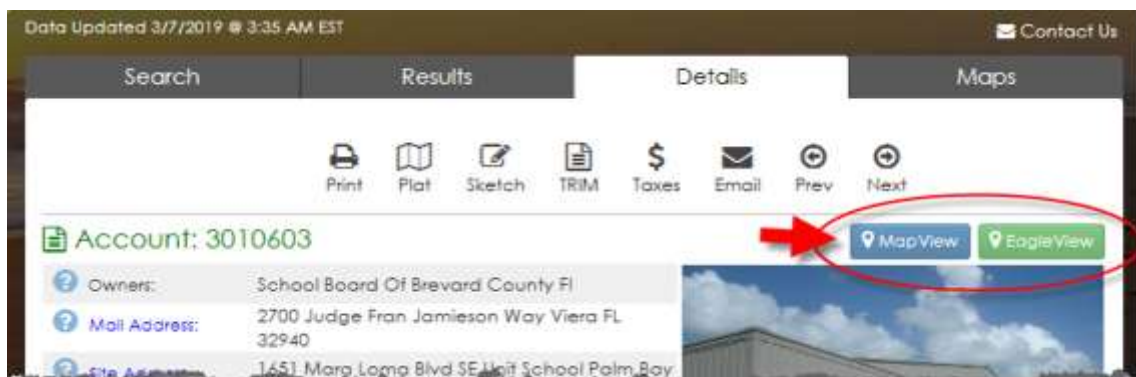

Document Links: The **Details** tab contains links to Print, Plat, Drawing, TRIM, Taxes, etc.:

The **Prev** and **Next** buttons load property details for the previous or next property based on the account number. For example if the current account is 9999901, clicking the **Next** button will load details for 9999902 (or the next available account) in numeric order. The **Email** link enables you to send a link of the current property **Details** page through your device's default email application (if one is available).

Map Links: The map links on the **Details** tab load the subject property in a map on the **Maps** tab:
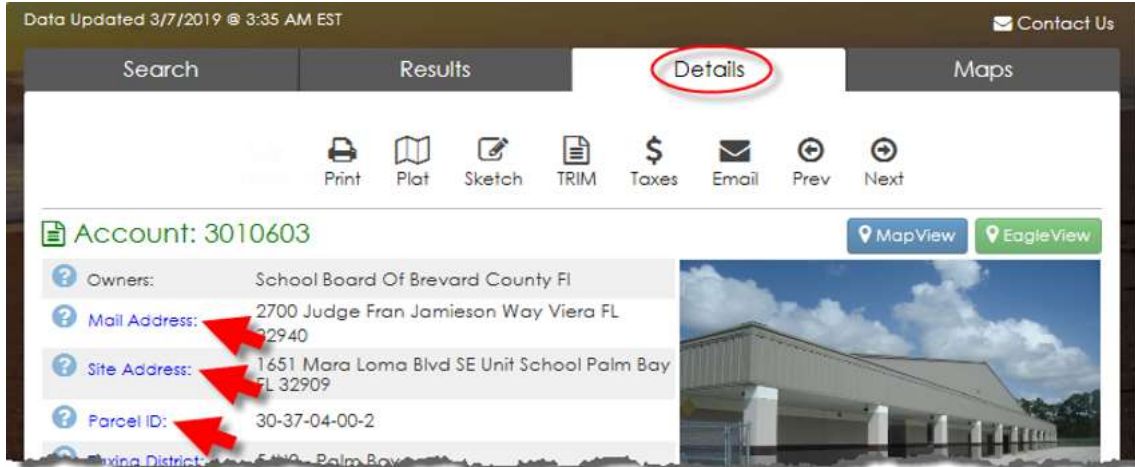
📍 **MapView**: Our interactive web map with parcels, streets, subdivisions, orthogonal aerials, etc.
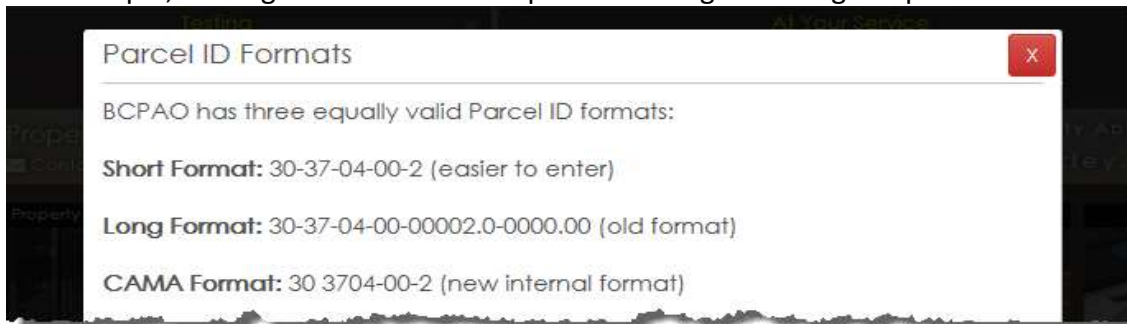
📍 **EagleView**: A customized Pictometry oblique aerial image viewer for various years of imagery.

NOTE: If the **Maps** tab is clicked instead of one of these map buttons, the default **MapView** will load and zoom to the property identified on the **Details** tab. (More about maps here.)

Data Links: There are various links on the **Details** tab. Click blue text to view more information:

For example, clicking the Parcel ID link opens a message showing the parcel ID formats:

Other data links open lookup tables:

Please contact us if to report any issues, or if you need further assistance with our website.

View MapView Instructions

View EagleView Instructions

View Tangible Property Search Instructions