

Single Family Residence **RESIDENTIAL**

## 2316 ROSEMARY ST

SIMI VALLEY, CA 93065

**\$821,452** TopHap Estimate · \$501 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,640 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**1**

PARKING

### VALUATION

**\$821K**

\$761K low

\$882K high

Last Sale

**\$600,000 · Mar 31, 2021**

Est. Owner Equity

**\$196,152**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,820 (2025) |
| Assessed Value    | \$662,447      |
| Previous Assessed | \$649,458      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | VENTURA                 |
| Lot (acres)   | 0.24                    |
| Pool          | No                      |

Patio · 256 ft²

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>22</b><br>FLOOD | <b>58</b><br>WILDFIRE | <b>43</b><br>HEAT | <b>30</b><br>STORM | <b>85</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Mar 11, 2021 | Resale    | Grant Deed          | \$600,000 | \$366  | \$570K |
| Nov 10, 2006 | Resale    | Grant Deed          | \$500,000 | \$305  | \$205K |
| Sep 14, 2006 | Quitclaim | Quit Claim Transfer |           |        |        |
| Aug 30, 2006 | Quitclaim | Quit Claim Transfer |           |        |        |
| Oct 6, 1999  | Resale    | Grant Deed          | \$207,000 | \$126  | \$165K |
| Apr 2, 1992  | Quitclaim | Quit Claim Transfer |           |        | \$159K |
| Jul 27, 1989 | Resale    | Grant Deed          | \$195,000 | \$119  | \$156K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Hillside Middle School      | Middle     | 6–8    | 0.3 mi   |
| Crestview Elementary School | Elementary | KG–6   | 0.4 mi   |
| Royal High School           | High       | 9–12   | 1.1 mi   |

District: Simi Valley Unified 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 93065

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>62</b><br>CRIME INDEX | <b>111</b><br>AIR POLLUTION | <b>71,047</b><br>POPULATION | <b>\$112K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|