

Single Family Residence **RESIDENTIAL**

6418 RAND ST

MOORPARK, CA 93021

\$795,500 TopHap Estimate · \$556 / ft² · confidence 95 · as of Jun 23, 2026



4

BEDS

2

BATHS

1,431 ft²
LIVING AREA

0.15 ac
LOT SIZE

1979

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$796K

\$756K low

\$835K high

Last Sale

\$326,000 · Jun 5, 2013

Est. Owner Equity

\$469,500

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$4,448 (2025)
Assessed Value	\$409,460
Previous Assessed	\$401,432

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.14
Fireplace	Yes
Pool	No

Patio · 260 ft²

CLIMATE RISK

56 FLOOD	79 WILDFIRE	39 HEAT	29 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 8, 2020	Financing	Intrafamily Transfer			\$326K
May 9, 2013	Resale	Grant Deed	\$326,000	\$228	\$245K
Aug 29, 2007	Resale	Grant Deed	\$475,000	\$332	\$356K
Apr 20, 2005	Resale	Grant Deed	\$515,000	\$360	\$412K
Jul 22, 2004	Quitclaim	Quit Claim Transfer			
Apr 9, 2004	Resale	Grant Deed	\$430,000	\$300	\$430K
Sep 6, 2001	Resale	Grant Deed	\$233,000	\$163	\$186K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Campus Canyon College Preparatory Academy	Elementary	KG–8	0.6 mi
Moorpark High School	High	9–12	3.1 mi

District: Moorpark 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 93021

47 CRIME INDEX	108 AIR POLLUTION	38,210 POPULATION	\$132K MEDIAN IN-COME	62°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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