

Single Family Residence **RESIDENTIAL**

6417 RAND ST

MOORPARK, CA 93021

\$726,892 TopHap Estimate · \$508 / ft² · confidence 95 · as of Jul 14, 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

\$727K

\$693K low

\$761K high

Last Sale

\$457,000 · Feb 28, 2017

Est. Owner Equity

\$726,892

TAX & ASSESSMENT

Property Tax	\$5,832 (2025)
Assessed Value	\$540,987
Previous Assessed	\$530,380

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.15
Fireplace	Yes
Pool	No

Patio · 260 ft²

CLIMATE RISK

55 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
Feb 17, 2017	Resale	Grant Deed	\$457,000	\$319	
Nov 15, 2016	Resale	Grant Deed	\$335,000	\$234	\$335K
May 16, 2003	Quitclaim	Quit Claim Transfer			
Oct 25, 2001	Resale	Grant Deed	\$273,000	\$191	\$245K
Oct 25, 2001	Quitclaim	Quit Claim Transfer			
May 28, 1999	Quitclaim	Quit Claim Transfer			
Feb 1, 1990	Quitclaim	Quit Claim Transfer			\$172K
Feb 1, 1990	Resale	Trustees Deed	\$215,000	\$150	

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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