

Single Family Residence **RESIDENTIAL**

6546 RAND ST

MOORPARK, CA 93021

\$771,553 TopHap Estimate · \$416 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,853 ft²

LIVING AREA

0.15 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$772K

\$748K low

\$795K high

Last Sale

\$455,000 · Nov 1, 2013

Est. Owner Equity

\$421,553

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$6,633 (2025)
Assessed Value	\$624,309
Previous Assessed	\$612,068

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.15
Fireplace	Yes
Pool	Yes

Patio · 230 ft²

CLIMATE RISK

1 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
Aug 20, 2015	Quitclaim	Quit Claim Transfer			
Oct 2, 2013	Resale	Grant Deed	\$455,000	\$246	\$410K
Jun 2, 2010	Financing	Intrafamily Transfer			\$322K
Jun 2, 2010	Quitclaim	Quit Claim Transfer			
Jan 27, 2009	Resale	Grant Deed	\$333,000	\$180	\$322K
May 20, 2008	Non-arms-length	Trustees Deed	\$331,500	\$179	
Sep 22, 2006	Quitclaim	Quit Claim Transfer			
Aug 14, 2006	Quitclaim	Quit Claim Transfer			
Mar 29, 2005	Quitclaim	Quit Claim Transfer			
Jan 7, 2005	Quitclaim	Quit Claim Transfer			
Mar 2, 2004	Resale	Grant Deed	\$437,500	\$236	\$350K
Mar 1, 2002	Resale	Grant Deed	\$300,000	\$162	\$240K
Apr 30, 1996	Resale	Grant Deed	\$87,590	\$47	\$175K
Aug 21, 1990	Resale	Grant Deed	\$214,000	\$115	\$171K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Campus Canyon College Preparatory Academy	Elementary	KG–8	0.5 mi
Moorpark High School	High	9–12	3.2 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	Owner occupied
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