

Condominium

**RESIDENTIAL**

# 1906 RORY LN

SIMI VALLEY, CA 93063

**\$541,097** TopHap Estimate · \$420 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**2**

BEDS

**2.5**

BATHS

**1,287 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1984**

YEAR BUILT

**2**

STORIES

**4**

ROOMS

**1**

PARKING

## VALUATION

**\$541K**

\$525K low

\$557K high

Last Sale

**\$212,000 · Mar 27, 2012**

Est. Owner Equity

**\$386,097**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$3,496 (2025)</b> |
| Assessed Value    | <b>\$271,599</b>      |
| Previous Assessed | <b>\$266,274</b>      |

## PROPERTY FACTS

|               |                        |
|---------------|------------------------|
| Property Type | <b>Condominium</b>     |
| Style         | <b>Condo/Apartment</b> |
| County        | <b>VENTURA</b>         |
| Lot (acres)   | <b>0.17</b>            |
| Fireplace     | <b>Yes</b>             |
| Pool          | <b>No</b>              |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>62</b><br>WILDFIRE | <b>46</b><br>HEAT | <b>34</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   |
|---------------------|-------------------|---------------------|-----------|--------|--------|
| <b>Jun 20, 2019</b> | Recorded document | Correction Deed     |           |        |        |
| <b>Aug 27, 2013</b> | Quitclaim         | Quit Claim Transfer |           |        |        |
| <b>Dec 13, 2011</b> | Resale            | Grant Deed          | \$212,000 | \$165  | \$159K |
| <b>Mar 13, 2012</b> | Quitclaim         | Quit Claim Transfer |           |        |        |
| <b>Jul 12, 2011</b> | Non-arms-length   | Trustees Deed       | \$188,000 | \$146  |        |
| <b>Mar 28, 2006</b> | Quitclaim         | Quit Claim Transfer |           |        | \$420K |
| <b>Oct 1, 1997</b>  | Resale            | Grant Deed          | \$124,000 | \$96   | \$126K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| <b>Knolls Elementary School</b>  | Elementary | KG–6   | 0.6 mi   |
| <b>Simi Valley High School</b>   | High       | 9–12   | 0.8 mi   |
| <b>Valley View Middle School</b> | Middle     | 6–8    | 2.8 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 93063

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>72</div> <div>CRIME INDEX</div> | <div>114</div> <div>AIR POLLUTION</div> | <div>54,519</div> <div>POPULATION</div> | <div>\$112K</div> <div>MEDIAN IN-COME</div> | <div>63°F</div> <div>AVG TEMP</div> | <div>73%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|