

Condominium

RESIDENTIAL

1906 RORY LN

SIMI VALLEY, CA 93063

\$489,351 TopHap Estimate · \$433 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,131 ft²

LIVING AREA

0.17 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

4

ROOMS

1

PARKING

VALUATION

\$489K

\$470K low

\$509K high

Last Sale

\$345,000 · Mar 14, 2016

Est. Owner Equity

\$218,351

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,976 (2025)
Assessed Value	\$416,570
Previous Assessed	\$408,402

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	VENTURA
Lot (acres)	0.17
Fireplace	Yes
Pool	No

Patio · 66 ft²

CLIMATE RISK

1
FLOOD

62
WILDFIRE

46
HEAT

34
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 28, 2016	Resale	Grant Deed	\$345,000	\$305	\$236K
Dec 9, 2015	Non-arms-length	Trustees Deed	\$281,000	\$248	
Sep 16, 2003	Resale	Grant Deed	\$270,000	\$239	\$262K
Oct 22, 1996	Resale	Grant Deed	\$116,000	\$103	\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Knolls Elementary School	Elementary	KG–6	0.6 mi
Simi Valley High School	High	9–12	0.8 mi
Valley View Middle School	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

72 CRIME INDEX	114 AIR POLLUTION	54,519 POPULATION	\$112K MEDIAN IN-COME	63°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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