

Condominium

RESIDENTIAL

1940 RORY LN

SIMI VALLEY, CA 93063

\$613,863 TopHap Estimate · \$388 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,583 ft²

LIVING AREA

0.17 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$614K

\$601K low

\$627K high

Last Sale

\$533,000 · Apr 9, 2021

Est. Owner Equity

\$148,863

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$6,823 (2025)
Assessed Value	\$588,473
Previous Assessed	\$576,935

PROPERTY FACTS

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

Patio · 97 ft²

CLIMATE RISK

1
FLOOD

61
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
Apr 5, 2021	Resale	Grant Deed	\$533,000	\$337	\$465K
Jun 28, 2017	Quitclaim	Quit Claim Transfer			
Jun 28, 2017	Quitclaim	Quit Claim Transfer			
Jul 14, 2016	Resale	Grant Deed	\$410,000	\$259	
Nov 16, 2015	Resale	Grant Deed	\$380,000	\$240	\$250K
Dec 22, 2015	Quitclaim	Quit Claim Transfer			
Apr 14, 2010	Resale	Grant Deed	\$350,000	\$221	\$345K
Mar 29, 2007	Quitclaim	Quit Claim Transfer			
Mar 29, 2007	Quitclaim	Quit Claim Transfer			
Sep 27, 2002	Resale	Grant Deed	\$279,000	\$176	\$160K
Apr 30, 2001	Non-arms-length	Grant Deed	\$131,500	\$83	\$194K
Mar 29, 1996	Resale	Grant Deed	\$139,500	\$88	\$135K

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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