

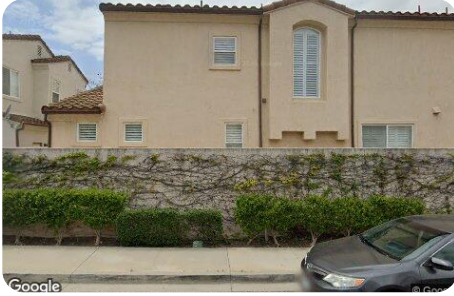
Condominium

RESIDENTIAL

3906 RIVA CT

MOORPARK, CA 93021

\$901,672 TopHap Estimate · \$447 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,019 ft²

LIVING AREA

1,518 ft²

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$902K

\$771K low

\$1M high

Last Sale

\$899,000 · Oct 3, 2025

Est. Owner Equity

\$127,672

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$4,859 (2025)
Assessed Value	\$899,000
Previous Assessed	\$440,728

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	VENTURA
Lot (acres)	0.04
Fireplace	Yes
Pool	No

Patio · 156 ft²

Porch · 18 ft²

CLIMATE RISK

1
FLOOD

75
WILDFIRE

38
HEAT

27
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2025	Resale	Grant Deed	\$899,000	\$445	\$774K
Jul 24, 2005	Quitclaim	Quit Claim Transfer			
May 21, 2001	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arroyo West Active Learning Academy	Elementary	KG–5	0.4 mi
Moorpark High School	High	9–12	0.5 mi
Chaparral Middle School	Middle	6–8	1.6 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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