

Single Family Residence **RESIDENTIAL**

3963 RUSS CT

SIMI VALLEY, CA 93063

\$836,096 TopHap Estimate · \$369 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,264 ft²
LIVING AREA

0.23 ac
LOT SIZE

1962
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$836K

\$816K low

\$857K high

Est. Owner Equity

\$544,096

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$808 (2025)
Assessed Value	\$65,889
Previous Assessed	\$64,598

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.23
Fireplace	Yes
Pool	No

Patio · 96 ft²

Porch · 24 ft²

CLIMATE RISK

1 FLOOD	65 WILDFIRE	47 HEAT	33 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
Sep 22, 2015	Quitclaim	Quit Claim Transfer			
Apr 10, 2012	Financing	Affidavit Of Death			\$153K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Township Elementary School	Elementary	KG–6	0.3 mi
Valley View Middle School	Middle	6–8	0.6 mi
Simi Valley High School	High	9–12	2.2 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	Absentee owner
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