

Single Family Residence **RESIDENTIAL**

3977 RUSS CT

SIMI VALLEY, CA 93063

\$638,276 TopHap Estimate · \$524 / ft² · confidence 88 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,218 ft²
LIVING AREA

0.23 ac
LOT SIZE

1962
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$638K

\$564K low

\$712K high

Est. Owner Equity

\$0

Loan-to-Value

127%

TAX & ASSESSMENT

Property Tax	\$761 (2025)
Assessed Value	\$68,664
Previous Assessed	\$67,318

PROPERTY FACTS

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

Patio · 96 ft²

CLIMATE RISK

1 FLOOD	64 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
Aug 27, 2004	Quitclaim	Quit Claim Transfer			
Jul 8, 2004	Quitclaim	Quit Claim Transfer			
Dec 8, 1999	Quitclaim	Quit Claim Transfer			

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	2.1 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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