

Single Family Residence **RESIDENTIAL**

3991 RUSS CT

SIMI VALLEY, CA 93063

\$744,698 TopHap Estimate · \$543 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,372 ft²
LIVING AREA

0.23 ac
LOT SIZE

1962
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$745K

\$720K low

\$769K high

Est. Owner Equity

\$494,698

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$4,529 (2025)
Assessed Value	\$356,076
Previous Assessed	\$349,095

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	VENTURA
Lot (acres)	0.23
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Evaporative
Fireplace	Yes
Pool	No

Patio · 96 ft²

CLIMATE RISK

1
FLOOD

64
WILDFIRE

47
HEAT

33
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 27, 1991	Resale	Grant Deed	\$197,500	\$144	\$158K
May 20, 1988	Resale	Grant Deed	\$152,000	\$111	\$112K

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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