

Single Family Residence **RESIDENTIAL**

3948 RUSS CT

SIMI VALLEY, CA 93063

\$882,046 TopHap Estimate · \$409 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,159 ft²

LIVING AREA

0.23 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$882K

\$835K low

\$929K high

Last Sale

\$94,000 · Dec 19, 2001

Est. Owner Equity

\$587,046

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$4,116 (2025)
Assessed Value	\$373,805
Previous Assessed	\$366,476

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 · 200 ft²

Porch · 24 ft²

CLIMATE RISK

1
FLOOD

64
WILDFIRE

46
HEAT

32
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 8, 2012	Quitclaim	Quit Claim Transfer			
Sep 4, 2002	Quitclaim	Quit Claim Transfer			
Dec 19, 2001	Non-arms-length	Grant Deed	\$94,000	\$44	\$188K
Jul 22, 1993	Financing	Grant Deed			\$139K
Jul 11, 1991	Resale	Grant Deed	\$172,000	\$80	\$138K

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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