

Single Family Residence

RESIDENTIAL

3962 RUSS CT

SIMI VALLEY, CA 93063

\$759,847

TopHap Estimate · \$463 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

1,640 ft²

LIVING AREA

0.23 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$760K

\$724K low

\$795K high

Est. Owner Equity

\$509,847

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$4,051 (2025)
Assessed Value	\$374,921
Previous Assessed	\$367,570

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
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
Dec 9, 2011	Quitclaim	Quit Claim Transfer			\$250K
Mar 25, 2008	Quitclaim	Quit Claim Transfer			
Feb 28, 1992	Resale	Grant Deed	\$192,000	\$117	\$120K

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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