

Single Family Residence

RESIDENTIAL

3976 RUSS CT

SIMI VALLEY, CA 93063

\$918,927

TopHap Estimate · \$424 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,168 ft²

LIVING AREA

0.23 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$919K

\$810K low

\$1M high

Last Sale

\$891,000 · Oct 9, 2024

Est. Owner Equity

\$418,927

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$9,862 (2025)
Assessed Value	\$908,820
Previous Assessed	\$891,000

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.23
Fireplace	Yes
Pool	Yes

Patio · 378 ft²

Porch · 24 ft²

CLIMATE RISK

1 FLOOD	63 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 14, 2024	Resale	Grant Deed	\$891,000	\$411	\$500K
Sep 16, 2024	Financing	Affidavit Of Death Of Joint Tenant			

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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