

Single Family Residence

RESIDENTIAL

3990 RUSS CT

SIMI VALLEY, CA 93063

\$868,124 TopHap Estimate · \$633 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,372 ft²

LIVING AREA

0.23 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$868K

\$833K low

\$903K high

Last Sale

\$861,000 · Feb 23, 2024

Est. Owner Equity

\$41,624

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$10,403 (2025)
Assessed Value	\$895,784
Previous Assessed	\$878,220

PROPERTY FACTS

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

Patio · 384 ft²

CLIMATE RISK

1
FLOOD

63
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
Feb 21, 2024	Resale	Grant Deed	\$861,000	\$628	\$812K
Apr 6, 2000	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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