

Single Family Residence **RESIDENTIAL**

4981 RINGWOOD ST

SIMI VALLEY, CA 93063

\$732,859 TopHap Estimate · \$641 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,144 ft²

LIVING AREA

0.16 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$733K

\$706K low

\$760K high

Est. Owner Equity

\$409,859

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$2,906 (2025)
Assessed Value	\$198,484
Previous Assessed	\$194,593

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.16
Fireplace	Yes
Pool	No

Porch · 162 ft²

CLIMATE RISK

1 FLOOD	75 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
May 14, 2002	Quitclaim	Quit Claim Transfer			\$192K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Simi Valley High School	High	9–12	0.9 mi
Santa Susana Elementary School	Elementary	KG–6	0.9 mi
Valley View Middle School	Middle	6–8	1.1 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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