

Single Family Residence **RESIDENTIAL**

1662 ROCKY RIVER CT

SIMI VALLEY, CA 93063

\$917,788 TopHap Estimate · \$553 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,661 ft²

LIVING AREA

0.2 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$918K

\$895K low

\$940K high

Last Sale

\$810,000 · Nov 10, 2021

Est. Owner Equity

\$269,788

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$10,248 (2025)
Assessed Value	\$876,769
Previous Assessed	\$859,578

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.20
Fireplace	Yes
Pool	Yes

Patio · 384 ft²

Porch · 126 ft²

CLIMATE RISK

1 FLOOD	70 WILDFIRE	45 HEAT	30 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
Nov 4, 2021	Resale	Grant Deed	\$810,000	\$488	\$648K
Jan 10, 2007	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	1.2 mi
Hillside Middle School	Middle	6–8	1.9 mi
Simi Valley High School	High	9–12	2.3 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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