

Single Family Residence **RESIDENTIAL**

1698 ROCKY RIVER CT

SIMI VALLEY, CA 93063

\$1,007,322 TopHap Estimate · \$472 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

2

BATHS

2,134 ft²

LIVING AREA

0.27 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1M

\$982K low

\$1M high

Est. Owner Equity

\$121,322

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$5,688 (2025)
Assessed Value	\$459,184
Previous Assessed	\$450,181

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.27
Fireplace	Yes
Pool	No

Patio · 334 ft²

Porch · 137 ft²

CLIMATE RISK

1 FLOOD	68 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
Oct 1, 2002	Quitclaim	Quit Claim Transfer			
Nov 5, 1996	Quitclaim	Quit Claim Transfer			
Sep 26, 1988	Resale	Grant Deed	\$240,000	\$112	\$192K

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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