

Single Family Residence **RESIDENTIAL**

3760 ROCKY RIVER ST

SIMI VALLEY, CA 93063

\$892,138 TopHap Estimate · \$494 / ft² · confidence 97 · as of Jul 14, 2026



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4

BEDS

2

BATHS

1,805 ft²

LIVING AREA

0.16 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$892K

\$869K low

\$915K high

Last Sale

\$750,000 · Nov 2, 2021

Est. Owner Equity

\$158,588

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$9,544 (2025)
Assessed Value	\$811,824
Previous Assessed	\$795,906

PROPERTY FACTS

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

Patio · 308 ft²

Porch · 172 ft²

CLIMATE RISK

25 FLOOD	71 WILDFIRE	45 HEAT	30 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 4, 2021	Resale	Grant Deed	\$750,000	\$416	\$675K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	1.1 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



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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