

Single Family Residence **RESIDENTIAL**

3748 ROCKY RIVER ST

SIMI VALLEY, CA 93063

\$937,473 TopHap Estimate · \$439 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

2
BATHS

2,134 ft²
LIVING AREA

0.17 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

9
ROOMS

2
PARKING

VALUATION

\$937K

\$913K low

\$962K high

Est. Owner Equity

\$742,473

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$4,021 (2025)
Assessed Value	\$304,632
Previous Assessed	\$298,659

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.17
Fireplace	Yes
Pool	Yes

Patio · 203 ft²

Porch · 137 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
Nov 2, 2012	Quitclaim	Quit Claim Transfer			

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

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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