

Condominium

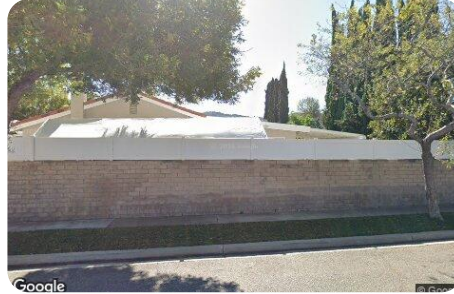
RESIDENTIAL

1890 RORY LN

SIMI VALLEY, CA 93063

\$537,400

TopHap Estimate · \$418 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,287 ft²

LIVING AREA

0.17 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

4

ROOMS

1

PARKING

VALUATION

\$537K

\$520K low

\$555K high

Last Sale

\$133,500 · Dec 18, 1998

Est. Owner Equity

\$450,400

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$2,795 (2025)
Assessed Value	\$213,444
Previous Assessed	\$209,259

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	VENTURA
Lot (acres)	0.17
Fireplace	Yes
Pool	No

CLIMATE RISK

53
FLOOD

61
WILDFIRE

46
HEAT

34
STORM

85
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 29, 2016	Recorded document	Affidavit Of Death			
Dec 6, 2016	Quitclaim	Quit Claim Transfer			
Dec 6, 2016	Financing	Intrafamily Transfer			\$87K
Feb 17, 2015	Quitclaim	Quit Claim Transfer			
Dec 18, 1998	Resale	Grant Deed	\$133,500	\$104	\$129K
Jul 13, 1993	Resale	Grant Deed	\$135,000	\$105	\$108K
Jan 24, 1992	Quitclaim	Quit Claim Transfer			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Knolls Elementary School	Elementary	KG–6	0.5 mi
Simi Valley High School	High	9–12	0.8 mi
Valley View Middle School	Middle	6–8	2.8 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------