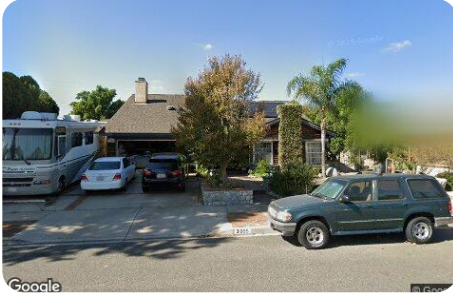


Single Family Residence **RESIDENTIAL**

# 3055 ROCKGATE PL

SIMI VALLEY, CA 93063

**\$975,085** TopHap Estimate · \$424 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**  
BEDS

**2**  
BATHS

**2,301 ft<sup>2</sup>**  
LIVING AREA

**0.26 ac**  
LOT SIZE

**1981**  
YEAR BUILT

**1**  
STORIES

**8**  
ROOMS

**2**  
PARKING

## VALUATION

**\$975K**

\$930K low

\$1M high

Est. Owner Equity

**\$755,085**

Loan-to-Value

**21%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,496 (2025) |
| Assessed Value    | \$539,127      |
| Previous Assessed | \$528,556      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | VENTURA                          |
| Lot (acres)   | 0.26                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Pool          | Yes                              |

Patio · 558 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 53<br>FLOOD | 67<br>WILDFIRE | 46<br>HEAT | 32<br>STORM | 85<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Apr 30, 2020 | Financing | Intrafamily Transfer |           |        | \$220K |
| Sep 24, 2010 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Feb 19, 1998 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Oct 27, 1992 | Resale    | Grant Deed           | \$305,000 | \$133  | \$244K |
| Sep 7, 1990  | Resale    | Grant Deed           | \$295,000 | \$128  | \$200K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Township Elementary School | Elementary | KG–6   | 0.5 mi   |
| Valley View Middle School  | Middle     | 6–8    | 0.8 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>54,519</b><br>POPULATION | <b>\$112K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|