

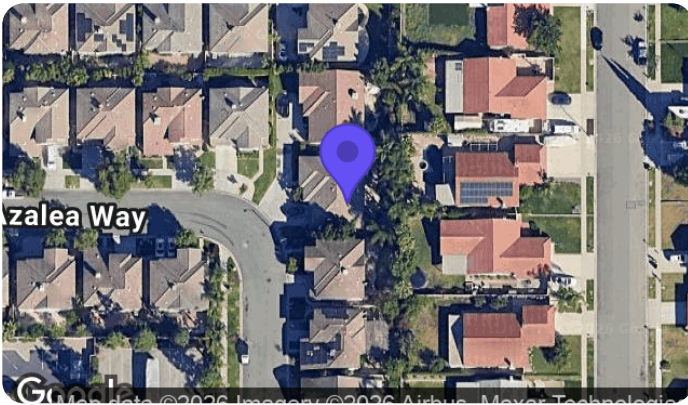
Single Family Residence

RESIDENTIAL

1604 ROSE ARBOR LN

SIMI VALLEY, CA 93065

\$868,750 TopHap Estimate · \$521 / ft² · confidence 95 · as of Jun 23, 2026



3
BEDS

2
BATHS

1,668 ft²
LIVING AREA

0.14 ac
LOT SIZE

2002
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$869K

\$825K low

\$912K high

Last Sale

\$178,500 · Aug 6, 2025

Est. Owner Equity

\$262,750

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$9,528 (2025)
Assessed Value	\$822,397
Previous Assessed	\$806,272

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.14
Fireplace	Yes
Pool	No

Porch · 46 ft²

CLIMATE RISK

19
FLOOD

50
WILDFIRE

43
HEAT

30
STORM

85
DROUGHT

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

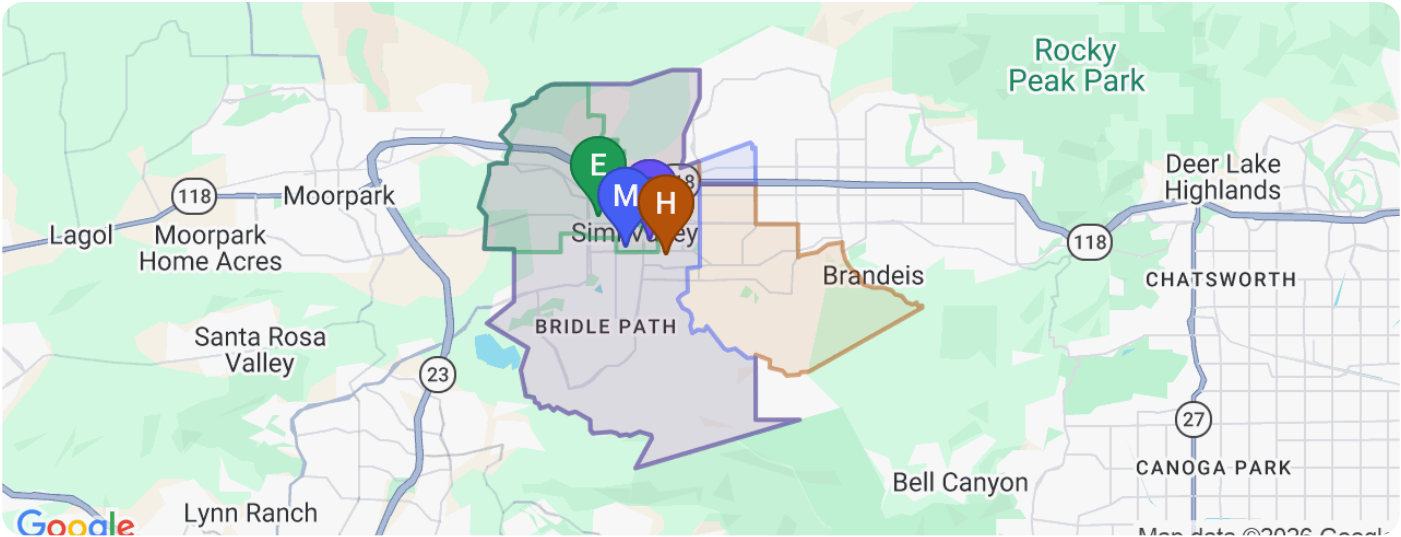
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2025	Financing	Intrafamily Transfer			
Aug 4, 2025	Financing	Intrafamily Transfer			\$535K
Dec 1, 2005	Non-arms-length	Grant Deed	\$500,000	\$300	\$500K
Oct 28, 2005	Quitclaim	Quit Claim Transfer			
Sep 9, 2005	Quitclaim	Quit Claim Transfer			\$360K
Aug 1, 2003	Quitclaim	Quit Claim Transfer			\$388K
Oct 31, 2002	Resale	Grant Deed	\$361,000	\$216	\$253K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Royal High School	High	9–12	0.4 mi
Sinaloa Middle School	Middle	6–8	0.5 mi
Arroyo Elementary School	Elementary	KG–6	1.0 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 93065

62 CRIME INDEX	111 AIR POLLUTION	71,047 POPULATION	\$112K MEDIAN IN-COME	64°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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