

Single Family Residence **RESIDENTIAL**

3620 ROSALIE ST

SIMI VALLEY, CA 93063

\$760,280 TopHap Estimate · \$481 / ft² · confidence 90 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,582 ft²
LIVING AREA

0.16 ac
LOT SIZE

1964
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$760K

\$687K low

\$834K high

Last Sale

\$42,500 · Apr 26, 2002

Est. Owner Equity

\$620,280

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$3,862 (2025)
Assessed Value	\$294,612
Previous Assessed	\$288,836

PROPERTY FACTS

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

Patio · 286 ft²

Porch · 80 ft²

CLIMATE RISK

1 FLOOD	58 WILDFIRE	45 HEAT	30 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2002	Quitclaim	Quit Claim Transfer			
Aug 3, 1993	Resale	Grant Deed	\$170,000	\$107	\$153K
Jul 17, 1989	Resale	Grant Deed	\$195,000	\$123	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Grove Impact Academy	Elementary	KG–6	0.4 mi
Hillside Middle School	Middle	6–8	1.9 mi
Simi Valley High School	High	9–12	2.4 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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