

Single Family Residence **RESIDENTIAL**

3640 ROSALIE ST

SIMI VALLEY, CA 93063

\$791,236 TopHap Estimate · \$500 / ft² · confidence 94 · 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

\$791K

\$742K low

\$841K high

Last Sale

\$780,000 · Aug 18, 2025

Est. Owner Equity

\$167,236

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$7,827 (2025)
Assessed Value	\$780,000
Previous Assessed	\$650,716

PROPERTY FACTS

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

Patio · 70 ft²

Porch · 80 ft²

CLIMATE RISK

1
FLOOD

59
WILDFIRE

45
HEAT

30
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2025	Resale	Grant Deed	\$780,000	\$493	\$624K
Aug 5, 2025	Financing	Intrafamily Transfer			
Aug 5, 2025	Financing	Intrafamily Transfer			
Jun 12, 2019	Resale	Grant Deed	\$595,000	\$376	\$574K
May 25, 2018	Quitclaim	Quit Claim Transfer			
Mar 6, 2016	Resale	Grant Deed	\$417,000	\$264	\$388K
Oct 28, 2015	Quitclaim	Quit Claim Transfer			

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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