

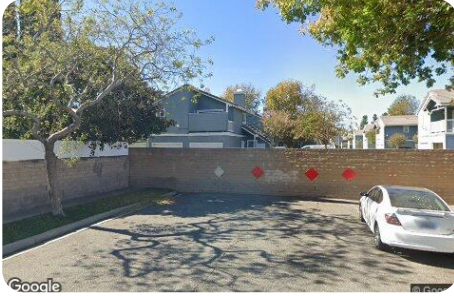
Condominium

RESIDENTIAL

1962 RORY LN

SIMI VALLEY, CA 93063

\$571,573 TopHap Estimate · \$444 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,287 ft²

LIVING AREA

0.17 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

4

ROOMS

1

PARKING

VALUATION

\$572K

\$553K low

\$591K high

Last Sale

\$540,000 · Mar 4, 2022

Est. Owner Equity

\$231,573

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$6,857 (2025)
Assessed Value	\$584,513
Previous Assessed	\$573,052

PROPERTY FACTS

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

CLIMATE RISK

52 FLOOD	61 WILDFIRE	46 HEAT	34 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 23, 2022	Resale	Grant Deed	\$540,000	\$420	\$340K
Sep 29, 2020	Resale	Grant Deed	\$400,000	\$311	
Oct 19, 2015	Quitclaim	Quit Claim Transfer			
Nov 7, 2003	Quitclaim	Quit Claim Transfer			
Aug 15, 2003	Resale	Grant Deed	\$275,000	\$214	\$200K
Mar 6, 1997	Resale	Grant Deed	\$120,000	\$93	\$96K
Dec 8, 1994	Resale	Grant Deed	\$2,050,000	\$1593	\$1.5M

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

OWNERSHIP

Occupancy	Owner occupied
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