

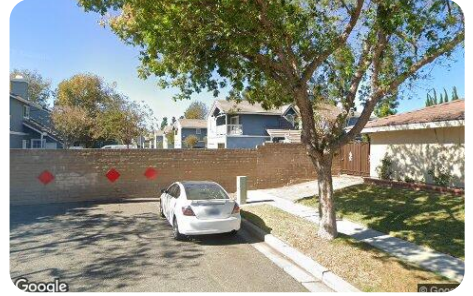
Condominium

**RESIDENTIAL**

# 1962 RORY LN

SIMI VALLEY, CA 93063

**\$634,631** TopHap Estimate · \$401 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,583 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1984**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$635K**

\$612K low

\$657K high

Last Sale

**\$605,000 · Jun 23, 2022**

Est. Owner Equity

**\$180,881**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,613 (2025) |
| Assessed Value    | \$654,870      |
| Previous Assessed | \$642,030      |

## PROPERTY FACTS

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

## CLIMATE RISK

**46**  
FLOOD

**61**  
WILDFIRE

**46**  
HEAT

**34**  
STORM

**85**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| May 25, 2022 | Resale    | Grant Deed          | \$605,000 | \$382  | \$454K |
| Jul 30, 2003 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jul 29, 2003 | Quitclaim | Quit Claim Transfer |           |        | \$115K |
| Dec 30, 1992 | Resale    | Grant Deed          | \$165,000 | \$104  |        |
| Dec 20, 1991 | Resale    | Grant Deed          | \$165,000 | \$104  | \$132K |

## 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

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

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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|