

Condominium

RESIDENTIAL

1962 RORY LN

SIMI VALLEY, CA 93063

\$503,486 TopHap Estimate · \$445 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,131 ft²

LIVING AREA

0.17 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

4

ROOMS

1

PARKING

VALUATION

\$503K

\$488K low

\$519K high

Last Sale

\$137,500 · Jun 11, 1999

Est. Owner Equity

\$358,986

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$2,863 (2025)
Assessed Value	\$219,834
Previous Assessed	\$215,524

PROPERTY FACTS

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

CLIMATE RISK

55
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 5, 2003	Quitclaim	Quit Claim Transfer			\$155K
Jun 11, 1999	Resale	Grant Deed	\$137,500	\$122	\$124K
Sep 28, 1995	Resale	Grant Deed	\$133,000	\$118	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Knolls Elementary School	Elementary	KG–6	0.5 mi
Simi Valley High School	High	9–12	0.9 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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