

Condominium

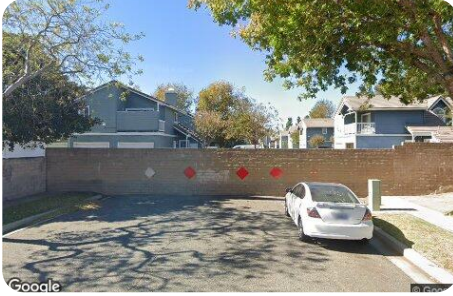
RESIDENTIAL

1948 RORY LN

SIMI VALLEY, CA 93063

\$517,378

TopHap Estimate · \$457 / 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

\$517K

\$504K low

\$531K high

Last Sale

\$340,000 · Nov 19, 2004

Est. Owner Equity

\$281,278

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$5,694 (2025)
Assessed Value	\$483,395
Previous Assessed	\$473,917

PROPERTY FACTS

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

CLIMATE RISK

40
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
Nov 19, 2004	Resale	Grant Deed	\$340,000	\$301	\$272K
Oct 31, 2002	Non-arms-length	Grant Deed	\$56,000	\$50	\$112K
Apr 6, 1998	Resale	Trustees Deed	\$116,500	\$103	\$113K
Apr 6, 1998	Resale	Trustees Deed	\$82,000	\$73	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Knolls Elementary School	Elementary	KG–6	0.6 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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