

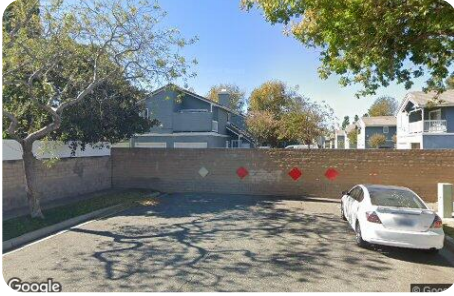
Condominium

RESIDENTIAL

1948 RORY LN

SIMI VALLEY, CA 93063

\$559,298 TopHap Estimate · \$435 / ft² · confidence 96 · 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

Pre-foreclosure (NTS)

Auction scheduled for Aug 14, 2025.

VALUATION

\$559K

\$537K low

\$582K high

Last Sale	\$559,000 · Jun 8, 2026
Est. Owner Equity	\$112,098
Loan-to-Value	80%

TAX & ASSESSMENT

Property Tax	\$2,717 (2025)
Assessed Value	\$437,000
Previous Assessed	\$195,228

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	\$/FT ²	LOAN
May 29, 2026	Resale	Grant Deed	\$559,000	\$434	\$447K
Nov 6, 2025	Resale	Grant Deed	\$437,000	\$340	\$405K
Jan 25, 2024	Financing	Intrafamily Transfer			\$290K
Jan 23, 2024	Financing	Intrafamily Transfer			
Oct 16, 2006	Recorded document	Affidavit Of Death			
Dec 31, 1996	Resale	Grant Deed	\$120,000	\$93	\$116K
Oct 10, 1996	Non-arms-length	Trustees Deed	\$114,932	\$89	
Jul 12, 1988	Resale	Grant Deed	\$124,000	\$96	\$112K

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	Absentee owner
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