

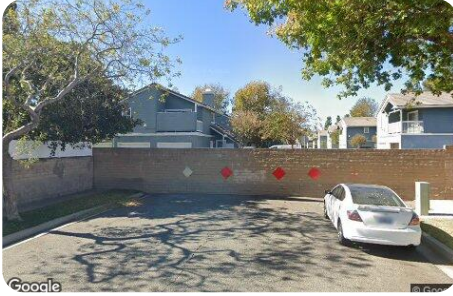
Condominium

RESIDENTIAL

1948 RORY LN

SIMI VALLEY, CA 93063

\$634,000 TopHap Estimate · \$401 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

2.5

BATHS

1,583 ft²

LIVING AREA

0.17 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$634K

\$596K low

\$672K high

Last Sale

\$544,000 · Apr 23, 2021

Est. Owner Equity

\$198,800

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$7,200 (2025)
Assessed Value	\$600,617
Previous Assessed	\$588,841

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2025	Financing	Intrafamily Transfer			
Apr 1, 2021	Resale	Grant Deed	\$544,000	\$344	\$435K
Nov 21, 2017	Resale	Grant Deed	\$409,000	\$258	\$327K
Aug 8, 2006	Quitclaim	Quit Claim Transfer			
Mar 21, 2005	Resale	Grant Deed	\$425,000	\$268	\$340K
Oct 23, 2003	Quitclaim	Quit Claim Transfer			\$248K
Dec 30, 2002	Resale	Grant Deed	\$280,000	\$177	\$252K
Sep 26, 1996	Resale	Grant Deed	\$139,000	\$88	\$104K
May 31, 1991	Resale	Grant Deed	\$175,000	\$111	\$140K
Aug 21, 1989	Resale	Grant Deed	\$135,000	\$85	\$101K

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
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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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