

Condominium

RESIDENTIAL

1948 RORY LN

SIMI VALLEY, CA 93063

\$502,750

TopHap Estimate · \$391 / ft² · confidence 97 · 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

VALUATION

\$503K

\$488K low

\$518K high

Last Sale

\$36,500 · Oct 30, 2001

Est. Owner Equity

\$320,750

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,693 (2025)
Assessed Value	\$196,818
Previous Assessed	\$192,959

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: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 12, 2024	Financing	Intrafamily Transfer			
Feb 23, 2021	Financing	Intrafamily Transfer			
Feb 23, 2021	Financing	Intrafamily Transfer			\$182K
May 6, 2014	Quitclaim	Quit Claim Transfer			
Oct 30, 2001	Non-arms-length	Grant Deed	\$81,955	\$64	\$145K
Mar 17, 1997	Resale	Grant Deed	\$118,500	\$92	\$115K

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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