

Condominium

RESIDENTIAL

1990 RORY LN

SIMI VALLEY, CA 93063

\$609,327

TopHap Estimate · \$385 / ft² · confidence 98 · as of Jul 14, 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

\$609K

\$598K low

\$620K high

Last Sale

\$276,000 · Oct 17, 2012

Est. Owner Equity

\$234,645

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,942 (2025)
Assessed Value	\$320,277
Previous Assessed	\$313,998

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	VENTURA
Lot (acres)	0.17
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 71 ft²

CLIMATE RISK

1
FLOOD

60
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
Mar 18, 2024	Financing	Intrafamily Transfer			
Aug 23, 2012	Resale	Grant Deed	\$276,000	\$174	\$230K
Dec 7, 2011	Non-arms-length	Trustees Deed	\$246,500	\$156	
Jan 19, 2006	Resale	Grant Deed	\$196,000	\$124	\$392K
Feb 11, 2004	Resale	Grant Deed	\$335,000	\$212	\$268K
Jul 31, 1989	Resale	Grant Deed	\$190,500	\$120	\$124K

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	2.7 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	Owner occupied
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