

Condominium

**RESIDENTIAL**

# 1990 RORY LN

SIMI VALLEY, CA 93063

**\$589,000** TopHap Estimate · \$521 / ft<sup>2</sup> · confidence 94 · as of Jun 23, 2026



**2**

BEDS

**2.5**

BATHS

**1,131 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1984**

YEAR BUILT

**2**

STORIES

**4**

ROOMS

**1**

PARKING

## VALUATION

**\$589K**

\$554K low

\$624K high

Last Sale

**\$137,500 · Jun 15, 1999**

Est. Owner Equity

**\$367,958**

Loan-to-Value

**38%**

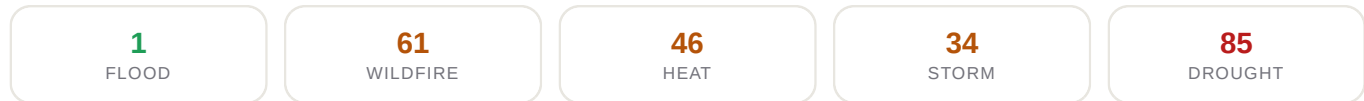
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,940 (2025) |
| Assessed Value    | \$219,834      |
| Previous Assessed | \$215,524      |

## PROPERTY FACTS

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

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|----------------------|-----------|--------|--------|
| Jul 27, 2021 | Financing        | Intrafamily Transfer |           |        | \$221K |
| Jun 15, 1999 | Resale           | Grant Deed           | \$137,500 | \$122  | \$89K  |
| Jan 14, 1999 | Foreclosure sale | Trustees Deed        | \$121,000 | \$107  |        |
| May 12, 1994 | Non-arms-length  | Grant Deed           | \$8,500   | \$8    |        |
| Oct 18, 1988 | Resale           | Grant Deed           | \$143,000 | \$126  | \$129K |

## 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   |

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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>54,519</b><br>POPULATION | <b>\$112K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|