

Single Family Residence **RESIDENTIAL**

3525 ROSALIE ST

SIMI VALLEY, CA 93063

\$705,788 TopHap Estimate · \$530 / ft² · confidence 87 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,331 ft²
LIVING AREA

0.16 ac
LOT SIZE

1964
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$706K

\$617K low

\$795K high

Last Sale

\$394,000 · Dec 24, 2003

Est. Owner Equity

\$268,288

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$6,912 (2025)
Assessed Value	\$571,371
Previous Assessed	\$560,168

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.16
Fireplace	Yes
Pool	No

Patio · 240 ft²

Porch · 33 ft²

CLIMATE RISK

1

FLOOD

54

WILDFIRE

45

HEAT

30

STORM

85

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 8, 2006	Quitclaim	Quit Claim Transfer			
Jun 1, 2006	Financing	Intrafamily Transfer			\$407K
Aug 23, 2004	Quitclaim	Quit Claim Transfer			
Dec 24, 2003	Resale	Grant Deed	\$394,000	\$296	\$374K
Mar 5, 1997	Resale	Grant Deed	\$126,500	\$95	\$141K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Grove Impact Academy	Elementary	KG–6	0.4 mi
Hillside Middle School	Middle	6–8	1.8 mi
Simi Valley High School	High	9–12	2.5 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	Owner occupied
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