

Single Family Residence **RESIDENTIAL**

3505 ROSALIE ST

SIMI VALLEY, CA 93063

\$711,622 TopHap Estimate · \$536 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,328 ft²

LIVING AREA

0.19 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$712K

\$649K low

\$774K high

Last Sale

\$165,000 · Apr 30, 1998

Est. Owner Equity

\$303,995

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,713 (2025)
Assessed Value	\$280,236
Previous Assessed	\$274,742

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	VENTURA
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Patio · 200 ft²

CLIMATE RISK

1
FLOOD

53
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
Apr 24, 2003	Quitclaim	Quit Claim Transfer			\$208K
Feb 13, 2002	Quitclaim	Quit Claim Transfer			
Apr 30, 1998	Resale	Grant Deed	\$165,000	\$124	\$161K

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------