

Single Family Residence

RESIDENTIAL

6583 RAND ST

MOORPARK, CA 93021

\$768,529

TopHap Estimate · \$537 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,431 ft²

LIVING AREA

0.15 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$769K

\$749K low

\$788K high

Last Sale

\$340,000 · Aug 1, 2008

Est. Owner Equity

\$540,229

Loan-to-Value

30%

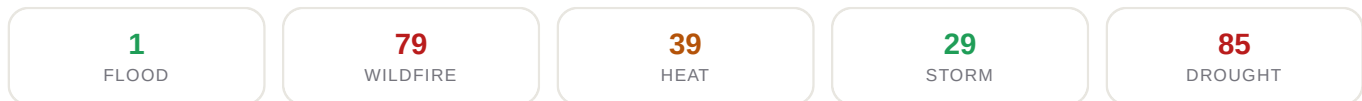
TAX & ASSESSMENT

Property Tax	\$4,765 (2025)
Assessed Value	\$446,579
Previous Assessed	\$437,823

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 19, 2024	Financing	Intrafamily Transfer			
Aug 19, 2024	Financing	Affidavit Of Death Of Joint Tenant			
Jul 15, 2008	Resale	Grant Deed	\$340,000	\$238	\$260K
Jun 6, 2008	Recorded document	Affidavit Of Death			
Jun 6, 2008	Quitclaim	Quit Claim Transfer			
Apr 3, 2008	Non-arms-length	Trustees Deed	\$472,500	\$330	
Oct 29, 2004	Resale	Grant Deed	\$472,000	\$330	\$448K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Campus Canyon College Preparatory Academy	Elementary	KG–8	0.5 mi
Moorpark High School	High	9–12	3.2 mi

District: Moorpark 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 93021

47 CRIME INDEX	108 AIR POLLUTION	38,210 POPULATION	\$132K MEDIAN IN-COME	62°F AVG TEMP	73% SUNSHINE
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

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