

Single Family Residence **RESIDENTIAL**

6465 RAND ST

MOORPARK, CA 93021

\$778,159 TopHap Estimate · \$544 / 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

\$778K

\$751K low

\$805K high

Last Sale

\$595,000 · Jun 30, 2020

Est. Owner Equity

\$93,889

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$7,121 (2025)
Assessed Value	\$663,620
Previous Assessed	\$650,608

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.15
Fireplace	Yes
Pool	No

Patio · 200 ft²

CLIMATE RISK

16
FLOOD

79
WILDFIRE

39
HEAT

29
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 16, 2024	Financing	Intrafamily Transfer			\$105K
Jun 3, 2020	Resale	Grant Deed	\$595,000	\$416	\$584K
Apr 11, 2018	Quitclaim	Quit Claim Transfer			
Mar 3, 2016	Resale	Grant Deed	\$497,000	\$347	\$488K
Jan 5, 2010	Financing	Intrafamily Transfer			\$316K
Sep 10, 2004	Resale	Grant Deed	\$490,000	\$342	\$334K
Jul 1, 1999	Resale	Grant Deed	\$216,000	\$151	\$210K
Apr 18, 1997	Non-arms-length	Grant Deed	\$50,000	\$35	\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Campus Canyon College Preparatory Academy	Elementary	KG–8	0.6 mi
Moorpark High School	High	9–12	3.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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