

Single Family Residence

RESIDENTIAL

6584 RAND ST

MOORPARK, CA 93021

\$798,851 TopHap Estimate · \$644 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,241 ft²

LIVING AREA

0.15 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$799K

\$745K low

\$853K high

Last Sale

\$770,000 · Nov 20, 2024

Est. Owner Equity

\$238,851

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$8,326 (2025)
Assessed Value	\$785,400
Previous Assessed	\$770,000

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	79 WILDFIRE	39 HEAT	29 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 9, 2024	Resale	Grant Deed	\$770,000	\$620	\$560K
Jul 7, 2022	Resale	Grant Deed	\$710,000	\$572	\$697K
Jan 5, 2011	Recorded document	Deed In Lieu Of Foreclosure			
Jul 2, 2004	Resale	Grant Deed	\$459,000	\$370	\$367K

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

OWNERSHIP

Occupancy	Owner occupied
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