

Single Family Residence **RESIDENTIAL**

6466 RAND ST

MOORPARK, CA 93021

\$747,553 TopHap Estimate · \$406 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

1,839 ft²

LIVING AREA

0.15 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$748K

\$717K low

\$779K high

Last Sale

\$300,000 · Jun 12, 2009

Est. Owner Equity

\$504,303

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$4,926 (2025)
Assessed Value	\$461,861
Previous Assessed	\$452,805

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

Deck · 201 ft²

Patio · 201 ft²

CLIMATE RISK

15
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
Apr 10, 2009	Resale	Grant Deed	\$300,000	\$163	\$295K
Sep 23, 2008	Foreclosure sale	Trustees Deed	\$310,000	\$169	
Mar 10, 2004	Quitclaim	Quit Claim Transfer			
Oct 24, 2003	Quitclaim	Quit Claim Transfer			
Jul 11, 2001	Recorded document	Grant Deed			
Jul 11, 2001	Non-arms-length	Grant Deed	\$80,000	\$44	\$160K
Jul 11, 2001	Recorded document	Grant Deed			
Dec 19, 1997	Resale	Grant Deed	\$160,000	\$87	\$157K
Aug 21, 1989	Recorded document	Grant Deed			
May 13, 1988	Resale	Grant Deed	\$152,000	\$83	\$122K

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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