

Condominium

RESIDENTIAL

2245 ROLLING RIVER LN

SIMI VALLEY, CA 93063

\$765,973 TopHap Estimate · \$321 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,387 ft²

LIVING AREA

0.58 ac

LOT SIZE

2013

YEAR BUILT

3

STORIES

7

ROOMS

2

PARKING

VALUATION

\$766K

\$750K low

\$782K high

Last Sale

\$453,500 · Feb 8, 2013

Est. Owner Equity

\$765,973

TAX & ASSESSMENT

Property Tax	\$6,104 (2025)
Assessed Value	\$569,084
Previous Assessed	\$557,926

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	VENTURA
Lot (acres)	0.58
Fireplace	Yes
Pool	No

Deck · 113 ft²

CLIMATE RISK

1
FLOOD

50
WILDFIRE

46
HEAT

31
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 3, 2019	Quitclaim	Quit Claim Transfer			
Jul 3, 2019	Recorded document	Affidavit Of Death			
Aug 28, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Santa Susana Elementary School	Elementary	KG–6	0.3 mi
Valley View Middle School	Middle	6–8	1.4 mi
Simi Valley High School	High	9–12	1.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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