

Single Family Residence **RESIDENTIAL**

3792 ROCKY RIVER ST

SIMI VALLEY, CA 93063

\$1,002,154 TopHap Estimate · \$470 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

2

BATHS

2,134 ft²

LIVING AREA

0.26 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1M

\$976K low

\$1M high

Last Sale

\$290,000 · Jul 13, 2000

Est. Owner Equity

\$773,279

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$5,543 (2025)
Assessed Value	\$445,693
Previous Assessed	\$436,954

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.26
Fireplace	Yes
Pool	No

Patio · 604 ft²

Porch · 137 ft²

CLIMATE RISK

11
FLOOD

70
WILDFIRE

45
HEAT

30
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 23, 2002	Quitclaim	Quit Claim Transfer			
Jul 13, 2000	Quitclaim	Quit Claim Transfer			
Jul 13, 2000	Resale	Trustees Deed	\$290,000	\$136	\$232K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	1.2 mi
Hillside Middle School	Middle	6–8	2.0 mi
Simi Valley High School	High	9–12	2.2 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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