

Single Family Residence **RESIDENTIAL**

3784 ROCKY RIVER ST

SIMI VALLEY, CA 93063

\$866,746 TopHap Estimate · \$480 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,805 ft²

LIVING AREA

0.17 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$867K

\$807K low

\$927K high

Last Sale

\$185,000 · Mar 12, 1997

Est. Owner Equity

\$632,746

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$4,050 (2025)
Assessed Value	\$307,301
Previous Assessed	\$301,276

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.17
Fireplace	Yes
Pool	No

Patio · 276 ft²

Porch · 172 ft²

CLIMATE RISK

25
FLOOD

70
WILDFIRE

45
HEAT

30
STORM

85
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 13, 2012	Quitclaim	Quit Claim Transfer			
Jan 13, 2012	Financing	Intrafamily Transfer			\$234K
Apr 9, 2009	Quitclaim	Quit Claim Transfer			
Apr 9, 2009	Financing	Intrafamily Transfer			\$205K
Dec 11, 2007	Quitclaim	Quit Claim Transfer			
Mar 12, 1997	Resale	Grant Deed	\$185,000	\$102	\$176K
Oct 27, 1988	Resale	Grant Deed	\$227,000	\$126	\$127K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	1.2 mi
Hillside Middle School	Middle	6–8	1.9 mi
Simi Valley High School	High	9–12	2.3 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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