

Single Family Residence **RESIDENTIAL**

CA

\$858,893 TopHap Estimate · confidence 85 · as of Jul 14, 2026



0.12 ac
LOT SIZE

VALUATION

\$859K

\$731K low

\$987K high

Last Sale

\$428,500 · Mar 7, 2025

Est. Owner Equity

\$858,893

TAX & ASSESSMENT

Property Tax

\$2,598 (2025)

Assessed Value

\$245,193

Previous Assessed

\$233,773

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.12
Pool	No

CLIMATE RISK

1
FLOOD

85
WILDFIRE

47
HEAT

34
STORM

80
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 27, 2025	Financing	Intrafamily Transfer			\$674K
Aug 4, 1999	Resale	Grant Deed	\$357,500		\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Knolls Elementary School	Elementary	KG–6	2.0 mi
Simi Valley High School	High	9–12	3.3 mi
Valley View Middle School	Middle	6–8	5.3 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.

OWNERSHIP

Occupancy

Absentee owner