

Single Family Residence **RESIDENTIAL**

CA

\$868,274 TopHap Estimate · confidence 85 · as of Jul 14, 2026



0.12 ac
LOT SIZE

VALUATION

\$868K

\$739K low

\$998K high

Last Sale

\$425,000 · Apr 1, 2004

Est. Owner Equity

\$868,274

TAX & ASSESSMENT

Property Tax

\$1,923 (2025)

Assessed Value

\$175,517

Previous Assessed

\$172,076

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
Apr 14, 2021	Financing	Correction Deed			
Aug 12, 2005	Recorded document	Grant Deed			
Apr 1, 2004	Resale	Grant Deed	\$425,000		\$334K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Knolls Elementary School	Elementary	KG–6	2.0 mi
Simi Valley High School	High	9–12	3.4 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