

Single Family Residence **RESIDENTIAL**

2525 RADFORD CT

SIMI VALLEY, CA 93063

\$837,762 TopHap Estimate · \$381 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,199 ft²

LIVING AREA

4,228 ft²

LOT SIZE

1980

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$838K

\$796K low

\$880K high

Last Sale

\$405,000 · Jun 21, 2013

Est. Owner Equity

\$487,762

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,150 (2025)
Assessed Value	\$508,689
Previous Assessed	\$498,715

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.10
Fireplace	Yes
Pool	Yes

Patio · 200 ft²

CLIMATE RISK

40
FLOOD

27
WILDFIRE

46
HEAT

32
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 1, 2020	Financing	Intrafamily Transfer			
Feb 27, 2013	Quitclaim	Quit Claim Transfer			
May 3, 2013	Resale	Grant Deed	\$405,000	\$184	\$393K
Feb 27, 2013	Quitclaim	Quit Claim Transfer			
Jan 14, 2012	Quitclaim	Quit Claim Transfer			
Sep 8, 2004	Resale	Grant Deed	\$535,000	\$243	\$428K
Feb 4, 2004	Resale	Grant Deed	\$459,500	\$209	\$368K
Feb 6, 2003	Resale	Grant Deed	\$365,000	\$166	\$292K
Aug 1, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sycamore Elementary School	Elementary	KG–6	0.6 mi
Hillside Middle School	Middle	6–8	2.1 mi
Simi Valley High School	High	9–12	2.7 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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