

Single Family Residence **RESIDENTIAL**

3859 RUSS CT

SIMI VALLEY, CA 93063

\$656,716 TopHap Estimate · \$539 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,218 ft²

LIVING AREA

0.36 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

5

ROOMS

4

PARKING

VALUATION

\$657K

\$604K low

\$709K high

Last Sale

\$145,000 · Jun 28, 2006

Est. Owner Equity

\$255,016

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$1,147 (2025)
Assessed Value	\$97,374
Previous Assessed	\$95,465

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.36
Fireplace	Yes
Pool	No

Patio · 288 ft²

Porch · 168 ft²

CLIMATE RISK

94
FLOOD

67
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
Jan 27, 2020	Recorded document	Affidavit Of Death			
Jul 2, 2006	Quitclaim	Quit Claim Transfer			
May 8, 2006	Non-arms-length	Grant Deed	\$145,000	\$119	\$305K
May 9, 2006	Quitclaim	Quit Claim Transfer			
Jun 1, 1995	Quitclaim	Quit Claim Transfer			
May 5, 1992	Quitclaim	Quit Claim Transfer			\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Township Elementary School	Elementary	KG–6	0.4 mi
Valley View Middle School	Middle	6–8	0.7 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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