

Single Family Residence **RESIDENTIAL**

2218 ROSEMARY ST

SIMI VALLEY, CA 93065

\$696,259 TopHap Estimate · \$520 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,338 ft²

LIVING AREA

0.17 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$696K

\$653K low

\$740K high

Last Sale

\$450,000 · Jun 1, 2004

Est. Owner Equity

\$201,259

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$3,109 (2025)
Assessed Value	\$224,336
Previous Assessed	\$219,938

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	58 WILDFIRE	43 HEAT	30 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 11, 2006	Quitclaim	Quit Claim Transfer			
Aug 19, 2004	Recorded document	Grant Deed			
Jul 8, 2004	Quitclaim	Quit Claim Transfer			
Jun 1, 2004	Resale	Grant Deed	\$450,000	\$336	\$360K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillside Middle School	Middle	6–8	0.3 mi
Crestview Elementary School	Elementary	KG–6	0.5 mi
Royal High School	High	9–12	1.0 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 93065

62 CRIME INDEX	111 AIR POLLUTION	71,047 POPULATION	\$112K MEDIAN IN-COME	64°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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