

Single Family Residence **RESIDENTIAL**

6545 RAND ST

MOORPARK, CA 93021

\$752,835 TopHap Estimate · \$607 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,241 ft²

LIVING AREA

0.15 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$753K

\$722K low

\$784K high

Est. Owner Equity

\$692,835

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$1,978 (2025)
Assessed Value	\$174,311
Previous Assessed	\$170,894

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Pool	No

Deck · 312 ft²

Patio · 312 ft²

CLIMATE RISK

1
FLOOD

79
WILDFIRE

39
HEAT

29
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 19, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Campus Canyon College Preparatory Academy	Elementary	KG–8	0.5 mi
Moorpark High School	High	9–12	3.2 mi

District: Moorpark 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 93021

47 CRIME INDEX	108 AIR POLLUTION	38,210 POPULATION	\$132K MEDIAN IN-COME	62°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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