

Single Family Residence **RESIDENTIAL**

6598 RAND ST

MOORPARK, CA 93021

\$774,309 TopHap Estimate · \$541 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,431 ft²

LIVING AREA

0.15 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$774K

\$752K low

\$796K high

Last Sale

\$430,000 · Feb 26, 2004

Est. Owner Equity

\$496,109

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$6,625 (2025)
Assessed Value	\$645,428
Previous Assessed	\$611,353

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	79 WILDFIRE	39 HEAT	29 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2014	Financing	Intrafamily Transfer			\$278K
Feb 26, 2004	Quitclaim	Quit Claim Transfer			
Feb 26, 2004	Quitclaim	Quit Claim Transfer			
Feb 26, 2004	Resale	Grant Deed	\$430,000	\$300	\$334K
Aug 21, 2002	Non-arms-length	Grant Deed	\$88,000	\$61	\$176K
Aug 14, 1998	Resale	Trustees Deed	\$185,000	\$129	
Aug 14, 1998	Resale	Trustees Deed	\$185,000	\$129	\$176K
Nov 10, 1992	Quitclaim	Quit Claim Transfer			\$163K
Apr 2, 1990	Resale	Trustees Deed	\$195,000	\$136	\$156K
Apr 2, 1990	Non-arms-length	Trustees Deed	\$70,000	\$49	

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	Owner occupied
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