

Single Family Residence **RESIDENTIAL**

6492 RAND ST

MOORPARK, CA 93021

\$755,948 TopHap Estimate · \$528 / 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

\$756K

\$735K low

\$777K high

Last Sale

\$711,000 · Apr 30, 2024

Est. Owner Equity

\$199,948

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$7,844 (2025)
Assessed Value	\$739,461
Previous Assessed	\$724,962

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.15
Fireplace	Yes
Pool	No

Deck · 280 ft²

Patio · 280 ft²

CLIMATE RISK

13
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
Apr 11, 2024	Resale	Grant Deed	\$711,000	\$497	\$569K

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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