

Single Family Residence **RESIDENTIAL**

6597 RAND ST

MOORPARK, CA 93021

\$744,108 TopHap Estimate · \$600 / ft² · confidence 95 · 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

\$744K

\$705K low

\$783K high

Last Sale

\$555,000 · Dec 20, 2017

Est. Owner Equity

\$272,608

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$6,916 (2025)
Assessed Value	\$644,120
Previous Assessed	\$631,491

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

Patio · 450 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
May 14, 2021	Financing	Correction Deed			
Nov 21, 2017	Resale	Grant Deed	\$555,000	\$447	\$499K
Aug 1, 2017	Resale	Grant Deed	\$425,000	\$342	
Jan 18, 2017	Quitclaim	Quit Claim Transfer			
Jan 18, 2017	Recorded document	Affidavit Of Death			

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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