

Single Family Residence **RESIDENTIAL**

6491 RAND ST

MOORPARK, CA 93021

\$866,162 TopHap Estimate · \$566 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,529 ft²

LIVING AREA

0.15 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$866K

\$804K low

\$929K high

Est. Owner Equity

\$684,362

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$3,820 (2025)
Assessed Value	\$356,661
Previous Assessed	\$349,668

PROPERTY FACTS

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

Patio · 288 ft²

CLIMATE RISK

11 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
Dec 28, 2016	Quitclaim	Quit Claim Transfer			
Nov 17, 1988	Resale	Trustees Deed	\$175,000	\$114	\$158K
Nov 17, 1988	Recorded document	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Campus Canyon College Preparatory Academy	Elementary	KG–8	0.6 mi
Moorpark High School	High	9–12	3.1 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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