

Single Family Residence **RESIDENTIAL**

2248 ROSEMARY ST

SIMI VALLEY, CA 93065

\$753,187 TopHap Estimate · \$578 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,304 ft²

LIVING AREA

0.17 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$753K

\$722K low

\$785K high

Last Sale

\$505,000 · Jan 4, 2019

Est. Owner Equity

\$421,387

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$6,948 (2025)
Assessed Value	\$574,598
Previous Assessed	\$563,332

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.17
Pool	No

Patio · 140 ft²

CLIMATE RISK

1 FLOOD	58 WILDFIRE	43 HEAT	30 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
Jul 22, 2020	Financing	Intrafamily Transfer			\$332K
Oct 12, 2018	Recorded document	Affidavit Of Death			
Dec 13, 2018	Resale	Grant Deed	\$505,000	\$387	\$354K
Dec 21, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillside Middle School	Middle	6–8	0.3 mi
Crestview Elementary School	Elementary	KG–6	0.5 mi
Royal High School	High	9–12	1.0 mi

District: Simi Valley 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.

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 NEIGHBORHOOD · ZIP 93065

62 CRIME INDEX	111 AIR POLLUTION	71,047 POPULATION	\$112K MEDIAN IN-COME	64°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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