

Single Family Residence **RESIDENTIAL**

2266 ROSEMARY ST

SIMI VALLEY, CA 93065

\$896,603 TopHap Estimate · \$386 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,325 ft²

LIVING AREA

0.21 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$897K

\$845K low

\$948K high

Est. Owner Equity

\$369,103

Loan-to-Value

65%

TAX & ASSESSMENT

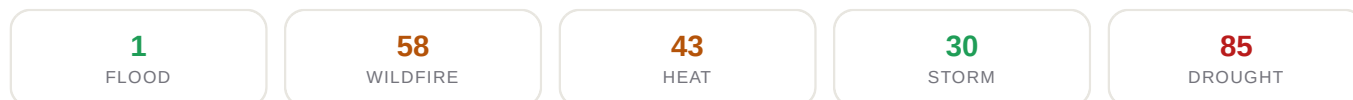
Property Tax	\$11,419 (2025)
Assessed Value	\$211,696
Previous Assessed	\$207,546

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Pool	No

Patio · 336 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 2020	Quitclaim	Quit Claim Transfer			
Jan 27, 2004	Quitclaim	Quit Claim Transfer			
Jan 27, 2004	Quitclaim	Quit Claim Transfer			\$323K

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	1.1 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.

NEIGHBORHOOD · ZIP 93065

62 CRIME INDEX	111 AIR POLLUTION	71,047 POPULATION	\$112K MEDIAN IN-COME	64°F AVG TEMP	73% SUNSHINE
-------------------	----------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------