

Single Family Residence **RESIDENTIAL**

3549 ROSALIE ST

SIMI VALLEY, CA 93063

\$900,034 TopHap Estimate · \$463 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,946 ft²

LIVING AREA

0.16 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$900K

\$856K low

\$944K high

Last Sale

\$160,000 · Jul 5, 1994

Est. Owner Equity

\$652,334

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$4,047 (2025)
Assessed Value	\$312,018
Previous Assessed	\$305,900

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.16
Fireplace	Yes
Pool	No

Patio · 196 ft²

Porch · 80 ft²

CLIMATE RISK

1 FLOOD	55 WILDFIRE	45 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 5, 1994	Resale	Grant Deed	\$160,000	\$82	\$152K
Mar 16, 1994	Non-arms-length	Trustees Deed	\$165,904	\$85	
Oct 24, 1988	Resale	Grant Deed	\$191,500	\$98	\$153K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Grove Impact Academy	Elementary	KG–6	0.4 mi
Hillside Middle School	Middle	6–8	1.8 mi
Simi Valley High School	High	9–12	2.5 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 93063

72 CRIME INDEX	114 AIR POLLUTION	54,519 POPULATION	\$112K MEDIAN IN-COME	63°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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