

Single Family Residence **RESIDENTIAL**

# 6443 RAND ST

MOORPARK, CA 93021

**\$866,109** TopHap Estimate · \$605 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,431 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$866K**

\$828K low

\$904K high

Est. Owner Equity

**\$236,874**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,257 (2025) |
| Assessed Value    | \$296,023      |
| Previous Assessed | \$290,219      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | VENTURA                 |
| Lot (acres)   | 0.15                    |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 50<br>FLOOD | 79<br>WILDFIRE | 39<br>HEAT | 29<br>STORM | 85<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------------------------------|-----------|--------------------|--------|
| Dec 3, 2021  | Financing | Intrafamily Transfer               |           |                    |        |
| Dec 3, 2021  | Financing | Affidavit Of Death Of Joint Tenant |           |                    |        |
| Sep 29, 1999 | Quitclaim | Quit Claim Transfer                |           |                    |        |
| Aug 12, 1988 | Resale    | Grant Deed                         | \$160,000 | \$112              | \$144K |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>38,210</b><br>POPULATION | <b>\$132K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|