

Condominium

RESIDENTIAL

2241 ROLLING RIVER LN

SIMI VALLEY, CA 93063

\$764,175 TopHap Estimate · \$336 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

2,271 ft²

LIVING AREA

0.49 ac

LOT SIZE

2013

YEAR BUILT

3

STORIES

6

ROOMS

2

PARKING

VALUATION

\$764K

\$733K low

\$796K high

Last Sale

\$437,500 · Aug 4, 2022

Est. Owner Equity

\$217,775

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax

\$7,503 (2025)

Assessed Value

\$692,189

Previous Assessed

\$678,617

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	VENTURA
Lot (acres)	0.49
Fireplace	Yes
Pool	No

Deck · 116 ft²

CLIMATE RISK

1 FLOOD	51 WILDFIRE	46 HEAT	31 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 28, 2022	Non-arms-length	Grant Deed	\$437,500	\$193	\$546K
Mar 10, 2021	Financing	Intrafamily Transfer			\$463K
Jan 25, 2018	Quitclaim	Quit Claim Transfer			
Jan 26, 2018	Resale	Grant Deed	\$495,000	\$218	\$478K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Santa Susana Elementary School	Elementary	KG–6	0.3 mi
Valley View Middle School	Middle	6–8	1.4 mi
Simi Valley High School	High	9–12	1.5 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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