

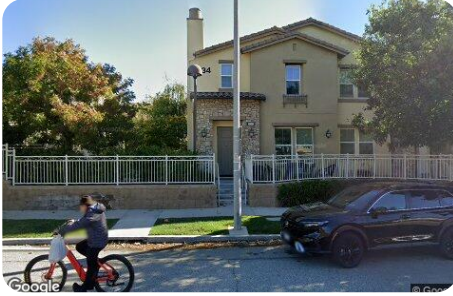
Condominium

RESIDENTIAL

2239 ROLLING RIVER LN

SIMI VALLEY, CA 93063

\$770,250 TopHap Estimate · \$323 / ft² · confidence 93 · as of Jun 23, 2026



3

BEDS

3

BATHS

2,387 ft²
LIVING AREA

0.49 ac
LOT SIZE

2013

YEAR BUILT

3

STORIES

7

ROOMS

2

PARKING

VALUATION

\$770K

\$716K low

\$824K high

Last Sale

\$624,000 · Apr 13, 2021

Est. Owner Equity

\$412,250

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$7,468 (2025)
Assessed Value	\$688,944
Previous Assessed	\$675,436

PROPERTY FACTS

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

Deck · 113 ft²

CLIMATE RISK

1
FLOOD

51
WILDFIRE

46
HEAT

31
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 24, 2021	Resale	Grant Deed	\$624,000	\$261	\$358K
May 29, 2020	Financing	Intrafamily Transfer			\$439K
Dec 14, 2016	Resale	Grant Deed	\$515,000	\$216	\$452K
Jun 21, 2016	Financing	Intrafamily Transfer			\$384K
Jun 19, 2013	Resale	Grant Deed	\$501,000	\$210	\$459K

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	Absentee owner
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