

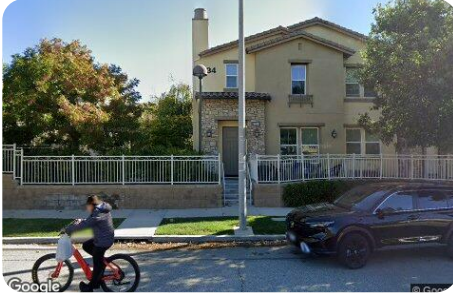
Condominium

RESIDENTIAL

2239 ROLLING RIVER LN

SIMI VALLEY, CA 93063

\$659,446 TopHap Estimate · \$401 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,644 ft²

LIVING AREA

0.49 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$659K

\$641K low

\$678K high

Last Sale

\$411,000 · Sep 20, 2013

Est. Owner Equity

\$379,691

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$5,587 (2025)
Assessed Value	\$513,769
Previous Assessed	\$503,696

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	52 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
Feb 22, 2023	Financing	Intrafamily Transfer			
Jul 25, 2013	Resale	Grant Deed	\$411,000	\$250	\$329K

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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