

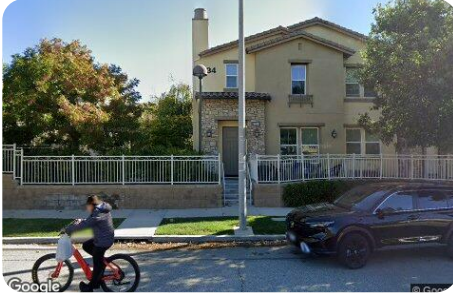
Condominium

**RESIDENTIAL**

# 2239 ROLLING RIVER LN

SIMI VALLEY, CA 93063

**\$668,825** TopHap Estimate · \$407 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**1,644 ft<sup>2</sup>**  
LIVING AREA

**0.49 ac**  
LOT SIZE

**2013**  
YEAR BUILT

**2**  
STORIES

**5**  
ROOMS

**2**  
PARKING

## VALUATION

**\$669K**

\$633K low

\$705K high

Last Sale

**\$415,000 · Sep 27, 2013**

Est. Owner Equity

**\$668,825**

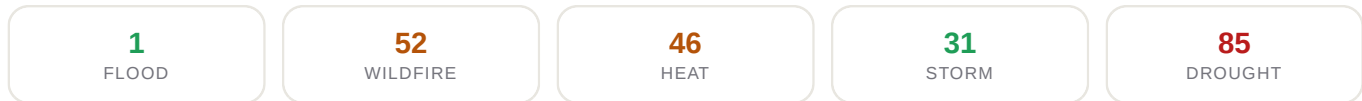
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,564 (2025) |
| Assessed Value    | \$518,770      |
| Previous Assessed | \$508,599      |

## PROPERTY FACTS

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

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------|-----------|--------|--------|
| May 22, 2026 | Financing | Grant Deed |           |        |        |
| Aug 8, 2013  | Resale    | Grant Deed | \$415,000 | \$252  | \$332K |

## 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   | 1.4 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>54,519</b><br>POPULATION | <b>\$112K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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