

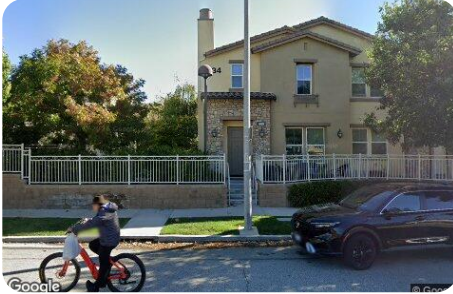
Condominium

RESIDENTIAL

2239 ROLLING RIVER LN

SIMI VALLEY, CA 93063

\$687,260 TopHap Estimate · \$288 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,387 ft²

LIVING AREA

0.49 ac

LOT SIZE

2013

YEAR BUILT

3

STORIES

7

ROOMS

2

PARKING

VALUATION

\$687K

\$625K low

\$750K high

Last Sale

\$700,000 · Jul 29, 2025

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$7,049 (2025)
Assessed Value	\$700,000
Previous Assessed	\$637,180

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

52
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
Jul 15, 2025	Resale	Grant Deed	\$700,000	\$293	\$560K
May 14, 2018	Resale	Grant Deed	\$560,000	\$235	\$541K
Feb 1, 2017	Resale	Grant Deed	\$505,000	\$212	\$404K
Feb 7, 2017	Quitclaim	Quit Claim Transfer			
Feb 7, 2017	Quitclaim	Quit Claim Transfer			
May 27, 2014	Resale	Grant Deed	\$490,000	\$205	\$481K

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

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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