

Single Family Residence **RESIDENTIAL**

2531 RADFORD CT

SIMI VALLEY, CA 93063

\$952,267 TopHap Estimate · \$391 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,438 ft²

LIVING AREA

0.15 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$952K

\$866K low

\$1M high

Last Sale

\$925,000 · Oct 29, 2024

Est. Owner Equity

\$212,267

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$10,905 (2025)
Assessed Value	\$943,500
Previous Assessed	\$925,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	VENTURA
Lot (acres)	0.15
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 100 ft²

CLIMATE RISK

15 FLOOD	27 WILDFIRE	46 HEAT	32 STORM	85 DROUGHT
-------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 22, 2024	Resale	Grant Deed	\$925,000	\$379	\$740K
Feb 26, 2018	Resale	Grant Deed	\$575,000	\$236	\$395K
Mar 26, 2018	Quitclaim	Quit Claim Transfer			\$395K
Oct 14, 1999	Non-arms-length	Grant Deed	\$62,500	\$26	\$188K
Jul 26, 1999	Quitclaim	Quit Claim Transfer			
Aug 7, 1997	Quitclaim	Quit Claim Transfer			
Jun 20, 1997	Quitclaim	Quit Claim Transfer			
Nov 15, 1994	Resale	Grant Deed	\$182,000	\$75	\$173K
Jun 27, 1994	Resale	Grant Deed	\$155,500	\$64	\$116K
Apr 4, 1994	Non-arms-length	Grant Deed	\$137,000	\$56	

Sep 20, 1993	Non-arms-length	Trustees Deed	\$154,000	\$63
Aug 10, 1990	Quitclaim	Quit Claim Transfer		\$35K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sycamore Elementary School	Elementary	KG–6	0.6 mi
Hillside Middle School	Middle	6–8	2.1 mi
Simi Valley High School	High	9–12	2.7 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
-------------------	----------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------