

Single Family Residence **RESIDENTIAL**

# 2507 RADFORD CT

SIMI VALLEY, CA 93063

**\$812,617** TopHap Estimate · \$463 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,754 ft<sup>2</sup>**

LIVING AREA

**0.1 ac**

LOT SIZE

**1980**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$813K**

\$758K low

\$867K high

Last Sale

**\$635,000 · Jul 24, 2020**

Est. Owner Equity

**\$304,617**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,218 (2025) |
| Assessed Value    | \$701,090      |
| Previous Assessed | \$687,344      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | VENTURA                 |
| Lot (acres)   | 0.10                    |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 240 ft²

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>72</b><br>FLOOD | <b>27</b><br>WILDFIRE | <b>45</b><br>HEAT | <b>30</b><br>STORM | <b>85</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Jun 26, 2020 | Resale | Grant Deed | \$635,000 | \$362  | \$508K |
| Dec 4, 1989  | Resale | Grant Deed | \$252,000 | \$144  | \$202K |
| Jun 15, 1989 | Resale | Grant Deed | \$205,000 | \$117  | \$185K |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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>Owner occupied</b> |
|-----------|-----------------------|