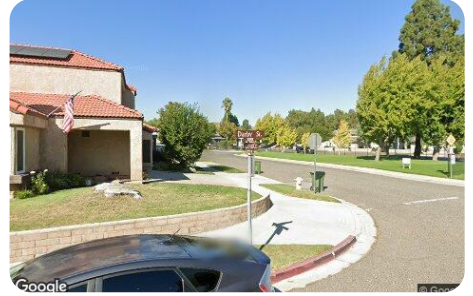


Single Family Residence **RESIDENTIAL**

2501 RADFORD CT

SIMI VALLEY, CA 93063

\$840,750 TopHap Estimate · \$445 / ft² · confidence 95 · as of Jun 23, 2026



4

BEDS

2.5

BATHS

1,891 ft²

LIVING AREA

0.12 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$841K

\$799K low

\$883K high

Last Sale

\$540,000 · Dec 30, 2019

Est. Owner Equity

\$324,750

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$7,236 (2025)
Assessed Value	\$602,377
Previous Assessed	\$590,566

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.12
Fireplace	Yes
Pool	No

Patio · 288 ft²

Porch · 99 ft²

CLIMATE RISK

84 FLOOD	27 WILDFIRE	45 HEAT	30 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
Dec 19, 2019	Resale	Grant Deed	\$540,000	\$286	\$432K
Dec 5, 2001	Resale	Grant Deed	\$111,000	\$59	\$222K
Mar 16, 1989	Resale	Grant Deed	\$236,000	\$125	\$212K

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

OWNERSHIP

Occupancy	Owner occupied
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