

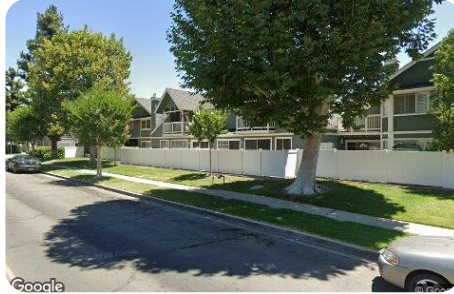
Condominium

RESIDENTIAL

1806 RORY LN

SIMI VALLEY, CA 93063

\$556,858 TopHap Estimate · \$388 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,437 ft²

LIVING AREA

0.17 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

4

ROOMS

1

PARKING

VALUATION

\$557K

\$534K low

\$580K high

Last Sale

\$387,000 · Sep 9, 2016

Est. Owner Equity

\$103,358

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$5,499 (2025)
Assessed Value	\$458,122
Previous Assessed	\$449,140

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	VENTURA
Lot (acres)	0.17
Fireplace	Yes
Pool	No

Patio · 54 ft²

CLIMATE RISK

40
FLOOD

63
WILDFIRE

46
HEAT

34
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 3, 2016	Resale	Grant Deed	\$387,000	\$269	\$380K
Sep 26, 2013	Quitclaim	Quit Claim Transfer			
Jul 28, 2004	Quitclaim	Quit Claim Transfer			\$83K
Aug 1, 2003	Resale	Grant Deed	\$300,000	\$209	\$240K
May 29, 1998	Non-arms-length	Grant Deed	\$63,500	\$44	\$127K
Jan 31, 1997	Resale	Grant Deed	\$133,500	\$93	\$129K
Apr 28, 1993	Resale	Grant Deed	\$149,000	\$104	\$131K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Knolls Elementary School	Elementary	KG–6	0.5 mi
Simi Valley High School	High	9–12	0.8 mi
Valley View Middle School	Middle	6–8	2.8 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
-----------	-----------------------