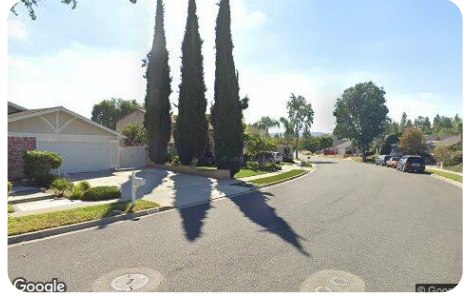
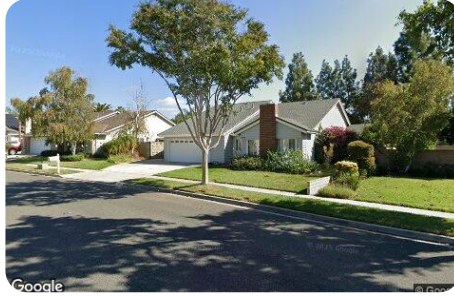


Single Family Residence **RESIDENTIAL**

# 3078 ROCKGATE PL

SIMI VALLEY, CA 93063

**\$814,392** TopHap Estimate · \$493 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,652 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1981**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$814K**

\$782K low

\$847K high

Last Sale

**\$792,000 · Feb 28, 2023**

Est. Owner Equity

**\$180,792**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$9,732 (2025) |
| Assessed Value    | \$840,475      |
| Previous Assessed | \$823,996      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | VENTURA                 |
| Lot (acres)   | 0.23                    |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 420 ft²

## CLIMATE RISK

**88**  
FLOOD

**67**  
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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Feb 13, 2023 | Resale    | Grant Deed          | \$792,000 | \$479  | \$634K |
| Oct 10, 2013 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jan 25, 2013 | Resale    | Grant Deed          | \$460,000 | \$278  |        |
| Apr 10, 2002 | Quitclaim | Quit Claim Transfer |           |        |        |
| Dec 3, 1998  | Resale    | Grant Deed          | \$252,000 | \$153  | \$202K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Township Elementary School | Elementary | KG–6   | 0.4 mi   |
| Valley View Middle School  | Middle     | 6–8    | 0.7 mi   |
| Simi Valley High School    | High       | 9–12   | 2.3 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> |
|-----------|-----------------------|