

Single Family Residence **RESIDENTIAL**

# 3164 ROCKGATE PL

SIMI VALLEY, CA 93063

**\$941,433** TopHap Estimate · \$426 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,212 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1981**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$941K**

\$905K low

\$978K high

Last Sale

**\$530,000 · Jan 26, 2004**

Est. Owner Equity

**\$585,933**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,960 (2025) |
| Assessed Value    | \$768,601      |
| Previous Assessed | \$753,531      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | VENTURA                 |
| Lot (acres)   | 0.24                    |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 889 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 95<br>FLOOD | 80<br>WILDFIRE | 46<br>HEAT | 32<br>STORM | 85<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Oct 14, 2020 | Quitclaim | Quit Claim Transfer |           |        |        |
| Mar 20, 2019 | Quitclaim | Quit Claim Transfer |           |        | \$200K |
| Jan 26, 2004 | Resale    | Grant Deed          | \$530,000 | \$240  | \$300K |
| Apr 16, 1998 | Resale    | Grant Deed          | \$247,000 | \$112  | \$222K |

## 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> |
|-----------|-----------------------|