

Condominium

**RESIDENTIAL**

# 1873 ROGUE RIVER CIR

VENTURA, CA 93004

**\$730,609** TopHap Estimate · \$492 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,484 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1980**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$731K**

\$703K low

\$758K high

Last Sale

**\$527,500 · May 26, 2006**

Est. Owner Equity

**\$416,380**

Loan-to-Value

**43%**

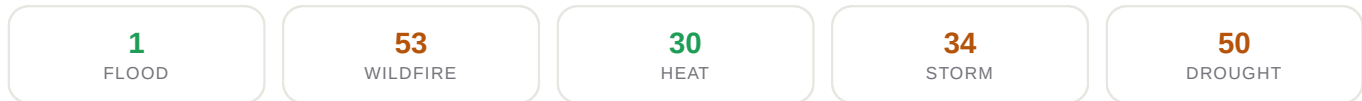
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,793 (2025) |
| Assessed Value    | \$735,271      |
| Previous Assessed | \$720,854      |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Condominium     |
| Style         | Condo/Apartment |
| County        | VENTURA         |
| Lot (acres)   | 0.11            |
| Fireplace     | Yes             |
| Pool          | No              |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Apr 20, 2006 | Resale | Grant Deed | \$527,500 | \$355  | \$385K |
| Nov 3, 1998  | Resale | Grant Deed | \$183,000 | \$123  | \$146K |
| Sep 15, 1989 | Resale | Grant Deed | \$220,000 | \$148  | \$176K |
| Dec 28, 1988 | Resale | Grant Deed | \$195,000 | \$131  |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Junipero Serra Elementary School | Elementary | KG–5   | 0.5 mi   |
| Balboa Middle School             | Middle     | 6–8    | 2.2 mi   |
| Buena High School                | High       | 9–12   | 2.6 mi   |

District: Ventura 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 93004

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>28,872</b><br>POPULATION | <b>\$109K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

#### OWNERSHIP

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