

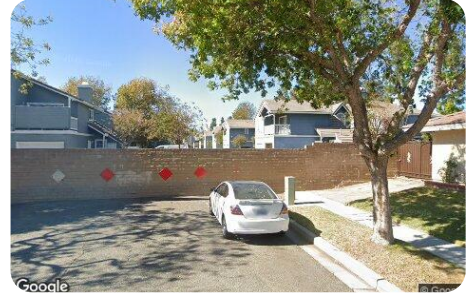
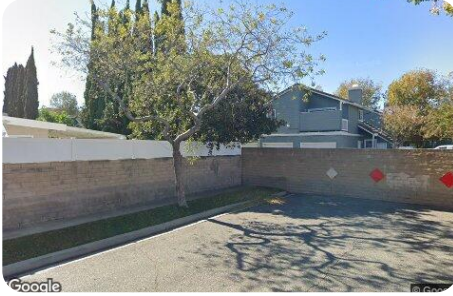
Condominium

**RESIDENTIAL**

# 1962 RORY LN

SIMI VALLEY, CA 93063

**\$585,773** TopHap Estimate · \$370 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,583 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1984**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$586K**

\$562K low

\$610K high

Last Sale

**\$370,000 · Jun 26, 2014**

Est. Owner Equity

**\$139,773**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,548 (2025) |
| Assessed Value    | \$462,630      |
| Previous Assessed | \$453,559      |

## PROPERTY FACTS

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

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 50<br>FLOOD | 61<br>WILDFIRE | 46<br>HEAT | 34<br>STORM | 85<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE       | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-------------|--------|--------|
| May 27, 2014 | Resale          | Grant Deed          | \$370,000   | \$234  | \$296K |
| Mar 24, 2009 | Resale          | Grant Deed          | \$325,000   | \$205  | \$260K |
| Feb 5, 2009  | Non-arms-length | Trustees Deed       | \$257,000   | \$162  |        |
| May 25, 2005 | Resale          | Grant Deed          | \$429,500   | \$271  | \$344K |
| Oct 21, 2003 | Quitclaim       | Quit Claim Transfer |             |        |        |
| Jul 24, 1995 | Resale          | Grant Deed          | \$145,500   | \$92   | \$140K |
| Dec 8, 1994  | Resale          | Grant Deed          | \$2,050,000 | \$1295 | \$1.5M |

## 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>72</div> <div>CRIME INDEX</div> | <div>114</div> <div>AIR POLLUTION</div> | <div>54,519</div> <div>POPULATION</div> | <div>\$112K</div> <div>MEDIAN IN-COME</div> | <div>63°F</div> <div>AVG TEMP</div> | <div>73%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|