

Condominium

RESIDENTIAL

1869 ROGUE RIVER CIR

VENTURA, CA 93004

\$753,545 TopHap Estimate · \$385 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,959 ft²

LIVING AREA

0.11 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$754K

\$733K low

\$774K high

Last Sale

\$250,500 · May 29, 2001

Est. Owner Equity

\$19,849

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$4,038 (2025)
Assessed Value	\$383,284
Previous Assessed	\$375,769

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	VENTURA
Lot (acres)	0.11
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Patio · 160 ft²

Porch · 75 ft²

CLIMATE RISK

1
FLOOD

49
WILDFIRE

30
HEAT

34
STORM

50
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 18, 2016	Financing	Intrafamily Transfer			\$330K
Aug 29, 2013	Quitclaim	Quit Claim Transfer			\$314K
Mar 12, 2008	Quitclaim	Quit Claim Transfer			
May 29, 2001	Resale	Grant Deed	\$250,500	\$128	\$239K
May 14, 1999	Resale	Grant Deed	\$196,000	\$100	\$157K

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

97 CRIME INDEX	108 AIR POLLUTION	28,872 POPULATION	\$109K MEDIAN IN-COME	61°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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