

Single Family Residence **RESIDENTIAL**

# 3725 ROCKY RIVER ST

SIMI VALLEY, CA 93063

**\$954,769** TopHap Estimate · \$469 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**4**  
BEDS

**2.5**  
BATHS

**2,037 ft<sup>2</sup>**  
LIVING AREA

**0.18 ac**  
LOT SIZE

**1978**  
YEAR BUILT

**2**  
STORIES

**8**  
ROOMS

**2**  
PARKING

## VALUATION

**\$955K**

\$937K low

\$972K high

Last Sale

**\$630,000 · Jul 15, 2005**

Est. Owner Equity

**\$395,037**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,260 (2025) |
| Assessed Value    | \$878,006       |
| Previous Assessed | \$860,791       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Traditional/Old                  |
| County        | VENTURA                          |
| Lot (acres)   | 0.18                             |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Pool          | No                               |

Deck · 462 ft²

Patio · 530 ft²

Porch · 127 ft²

## CLIMATE RISK

25  
FLOOD

71  
WILDFIRE

45  
HEAT

30  
STORM

85  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|------------|-----------|--------|--------|
| Jul 15, 2005 | Resale            | Grant Deed | \$630,000 | \$309  | \$567K |
| Jul 15, 2005 | Recorded document | Grant Deed |           |        |        |
| Jan 6, 1989  | Resale            | Grant Deed | \$230,000 | \$113  | \$161K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Mountain View Elementary School | Elementary | KG–6   | 1.1 mi   |
| Hillside Middle School          | Middle     | 6–8    | 1.9 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> |
|-----------|-----------------------|