

Condominium

RESIDENTIAL

3908 RIVA CT

MOORPARK, CA 93021

\$651,500 TopHap Estimate · \$418 / ft² · confidence 95 · as of Jun 23, 2026



3

BEDS

2.5

BATHS

1,560 ft²

LIVING AREA

1,125 ft²

LOT SIZE

1996

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$652K

\$619K low

\$684K high

Last Sale

\$350,000 · Jul 30, 2004

Est. Owner Equity

\$207,550

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$3,700 (2025)
Assessed Value	\$332,193
Previous Assessed	\$325,680

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	VENTURA
Lot (acres)	0.03
Fireplace	Yes
Pool	No

Patio · 8 ft²

Porch · 15 ft²

CLIMATE RISK

1
FLOOD

74
WILDFIRE

38
HEAT

27
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 9, 2020	Quitclaim	Quit Claim Transfer			
Apr 16, 2007	Quitclaim	Quit Claim Transfer			\$358K
Jul 30, 2004	Non-arms-length	Grant Deed	\$350,000	\$224	\$350K
Sep 13, 1996	Resale	Grant Deed	\$200,000	\$128	\$203K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arroyo West Active Learning Academy	Elementary	KG–5	0.3 mi
Moorpark High School	High	9–12	0.5 mi
Chaparral Middle School	Middle	6–8	1.6 mi

District: Moorpark 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 93021

47 CRIME INDEX	108 AIR POLLUTION	38,210 POPULATION	\$132K MEDIAN IN-COME	62°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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