

Condominium

RESIDENTIAL

1806 RORY LN

SIMI VALLEY, CA 93063

\$502,851 TopHap Estimate · \$445 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,131 ft²

LIVING AREA

0.17 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

4

ROOMS

1

PARKING

VALUATION

\$503K

\$488K low

\$518K high

Last Sale

\$400,000 · Aug 29, 2019

Est. Owner Equity

\$110,146

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$5,371 (2025)
Assessed Value	\$446,148
Previous Assessed	\$437,400

PROPERTY FACTS

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

Patio · 71 ft²

CLIMATE RISK

35
FLOOD

63
WILDFIRE

46
HEAT

34
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 6, 2023	Financing	Intrafamily Transfer			
Aug 5, 2019	Resale	Grant Deed	\$400,000	\$354	\$393K
Apr 13, 2017	Resale	Grant Deed	\$385,000	\$340	\$347K
Jun 9, 2016	Quitclaim	Quit Claim Transfer			
Aug 7, 2012	Financing	Intrafamily Transfer			\$338K
Nov 7, 2006	Quitclaim	Quit Claim Transfer			\$355K
Nov 24, 2004	Resale	Grant Deed	\$445,000	\$393	\$276K
Apr 7, 1998	Resale	Grant Deed	\$120,000	\$106	\$75K
Jun 19, 1991	Quitclaim	Quit Claim Transfer			\$119K

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
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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

72 CRIME INDEX	114 AIR POLLUTION	54,519 POPULATION	\$112K MEDIAN IN-COME	63°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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