

Condominium

RESIDENTIAL

1878 RORY LN

SIMI VALLEY, CA 93063

\$588,605 TopHap Estimate · \$410 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,437 ft²

LIVING AREA

0.17 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

4

ROOMS

1

PARKING

VALUATION

\$589K

\$573K low

\$604K high

Last Sale

\$515,000 · Apr 27, 2021

Est. Owner Equity

\$99,355

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,686 (2025)
Assessed Value	\$568,601
Previous Assessed	\$557,452

PROPERTY FACTS

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

Patio · 54 ft²

CLIMATE RISK

64
FLOOD

62
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
Apr 8, 2021	Resale	Grant Deed	\$515,000	\$358	\$489K
Apr 4, 2005	Resale	Grant Deed	\$397,000	\$276	\$278K
May 25, 2004	Resale	Grant Deed	\$364,000	\$253	\$291K
Apr 25, 2003	Resale	Grant Deed	\$284,500	\$198	\$228K
Oct 22, 1999	Resale	Grant Deed	\$160,000	\$111	\$154K
Dec 31, 1991	Resale	Grant Deed	\$154,000	\$107	\$139K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Knolls Elementary School	Elementary	KG–6	0.5 mi
Simi Valley High School	High	9–12	0.9 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

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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