

Single Family Residence **RESIDENTIAL**

2067 RIVERBIRCH DR

SIMI VALLEY, CA 93063

\$731,488 TopHap Estimate · \$500 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,463 ft²
LIVING AREA

0.1 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$731K

\$707K low

\$756K high

Last Sale

\$730,000 · Feb 27, 2026

Est. Owner Equity

\$431,488

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$3,849 (2025)
Assessed Value	\$460,804
Previous Assessed	\$451,769

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.10
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	62 WILDFIRE	46 HEAT	31 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 23, 2026	Resale	Grant Deed	\$730,000	\$499	\$300K
Mar 17, 2010	Quitclaim	Quit Claim Transfer			
Mar 5, 2010	Quitclaim	Quit Claim Transfer			
Feb 27, 2010	Resale	Grant Deed	\$350,000	\$239	
Sep 27, 2007	Quitclaim	Quit Claim Transfer			
Sep 27, 2007	Quitclaim	Quit Claim Transfer			
Nov 3, 2005	Recorded document	Grant Deed			
Jun 25, 2004	Resale	Grant Deed	\$459,500	\$314	\$38K
Jul 12, 2000	Resale	Grant Deed	\$255,000	\$174	\$235K
Sep 30, 1993	Resale	Grant Deed	\$195,500	\$134	\$156K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Simi Valley High School	High	9–12	0.4 mi
Katherine Elementary School	Elementary	KG–6	0.5 mi
Valley View Middle School	Middle	6–8	2.0 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	Absentee owner
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