

Single Family Residence **RESIDENTIAL**

3716 ROCKY RIVER ST

SIMI VALLEY, CA 93063

\$1,028,722 TopHap Estimate · \$482 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

2
BATHS

2,134 ft²
LIVING AREA

0.26 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

9
ROOMS

2
PARKING

VALUATION

\$1M

\$974K low

\$1.1M high

Last Sale

\$559,500 · Dec 30, 2004

Est. Owner Equity

\$541,423

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$9,300 (2025)
Assessed Value	\$795,475
Previous Assessed	\$779,878

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.26
Fireplace	Yes
Pool	Yes

Patio · 485 ft²

Porch · 137 ft²

CLIMATE RISK

25 FLOOD	72 WILDFIRE	45 HEAT	30 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 2, 2025	Financing	Intrafamily Transfer			
Dec 30, 2004	Resale	Grant Deed	\$559,500	\$262	\$330K
Aug 30, 1990	Resale	Grant Deed	\$267,000	\$125	\$115K

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

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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