

Single Family Residence **RESIDENTIAL**

# 3103 ROCKGATE PL

SIMI VALLEY, CA 93063

**\$779,560** TopHap Estimate · \$472 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,652 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1981**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$780K**

**\$741K low**

**\$818K high**

Last Sale

**\$379,500 · Feb 25, 2003**

Est. Owner Equity

**\$392,560**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,726 (2025) |
| Assessed Value    | \$560,612      |
| Previous Assessed | \$549,620      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | VENTURA                 |
| Lot (acres)   | 0.21                    |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 57<br>FLOOD | 69<br>WILDFIRE | 46<br>HEAT | 32<br>STORM | 85<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Jul 29, 2004 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Feb 25, 2003 | Resale          | Grant Deed          | \$379,500 | \$230              | \$240K |
| Mar 29, 2001 | Resale          | Grant Deed          | \$303,500 | \$184              | \$243K |
| May 15, 1996 | Resale          | Grant Deed          | \$185,000 | \$112              | \$148K |
| Feb 5, 1996  | Non-arms-length | Trustees Deed       | \$195,000 | \$118              |        |
| Jul 31, 1989 | Quitclaim       | Quit Claim Transfer |           |                    | \$63K  |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Township Elementary School | Elementary | KG–6   | 0.4 mi   |
| Valley View Middle School  | Middle     | 6–8    | 0.7 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>54,519</b><br>POPULATION | <b>\$112K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|