

Single Family Residence **RESIDENTIAL**

3935 RUSS CT

SIMI VALLEY, CA 93063

\$753,775 TopHap Estimate · \$553 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,364 ft²

LIVING AREA

0.23 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$754K

\$710K low

\$797K high

Last Sale

\$576,000 · Aug 13, 2020

Est. Owner Equity

\$188,208

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$6,855 (2025)
Assessed Value	\$635,949
Previous Assessed	\$623,480

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.23
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Patio · 96 ft²

Porch · 24 ft²

CLIMATE RISK

1
FLOOD

65
WILDFIRE

46
HEAT

32
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 16, 2020	Resale	Grant Deed	\$576,000	\$422	\$566K
Sep 9, 2016	Quitclaim	Quit Claim Transfer			
Nov 18, 2014	Financing	Intrafamily Transfer			\$330K
Apr 6, 2012	Quitclaim	Quit Claim Transfer			\$268K
Oct 16, 2003	Quitclaim	Quit Claim Transfer			\$300K
Mar 29, 2000	Resale	Grant Deed	\$128,000	\$94	\$192K
Jun 19, 1996	Resale	Grant Deed	\$170,000	\$125	\$159K
Jun 19, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Township Elementary School	Elementary	KG–6	0.3 mi
Valley View Middle School	Middle	6–8	0.6 mi
Simi Valley High School	High	9–12	2.2 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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