

Single Family Residence **RESIDENTIAL**

3949 RUSS CT

SIMI VALLEY, CA 93063

\$761,296 TopHap Estimate · \$555 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,372 ft²

LIVING AREA

0.23 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$761K

\$731K low

\$791K high

Last Sale

\$170,000 · Dec 15, 2006

Est. Owner Equity

\$374,296

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$6,332 (2025)
Assessed Value	\$587,325
Previous Assessed	\$575,809

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.23
Fireplace	Yes
Pool	No

Patio · 96 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
Dec 7, 2006	Non-arms-length	Intrafamily Transfer	\$170,000	\$124	\$339K
Oct 13, 2005	Quitclaim	Quit Claim Transfer			\$315K
Oct 7, 2003	Resale	Grant Deed	\$405,000	\$295	\$323K
May 17, 1999	Quitclaim	Quit Claim Transfer			
Feb 1, 1999	Quitclaim	Quit Claim Transfer			
Oct 30, 1995	Resale	Trustees Deed	\$39,909	\$29	
Oct 30, 1995	Resale	Trustees Deed	\$165,500	\$121	\$98K

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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