

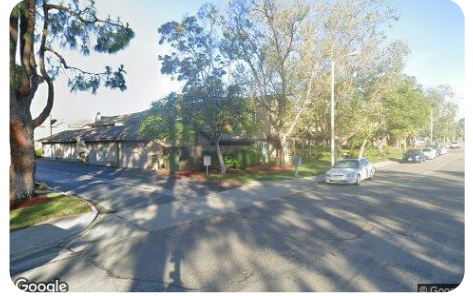
Condominium

RESIDENTIAL

1854 ROGUE RIVER CIR

VENTURA, CA 93004

\$648,121 TopHap Estimate · \$449 / ft² · confidence 98 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,444 ft²

LIVING AREA

0.11 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$648K

\$633K low

\$664K high

Last Sale

\$442,000 · Nov 20, 2017

Est. Owner Equity

\$206,121

Loan-to-Value

71%

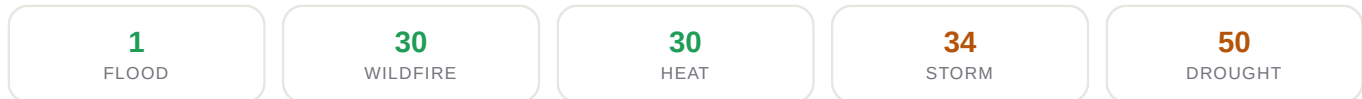
TAX & ASSESSMENT

Property Tax	\$3,591 (2025)
Assessed Value	\$512,974
Previous Assessed	\$502,916

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	VENTURA
Lot (acres)	0.11
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 23, 2017	Resale	Grant Deed	\$442,000	\$306	
Oct 30, 2017	Quitclaim	Quit Claim Transfer			\$442K
Oct 23, 2017	Quitclaim	Quit Claim Transfer			
Jun 12, 2003	Quitclaim	Quit Claim Transfer			\$174K
Apr 15, 2002	Quitclaim	Quit Claim Transfer			
Apr 15, 2002	Resale	Grant Deed	\$251,000	\$174	
Nov 8, 2001	Quitclaim	Quit Claim Transfer			
Jan 8, 2001	Quitclaim	Quit Claim Transfer			
Nov 8, 2000	Resale	Grant Deed	\$206,500	\$143	
Nov 16, 1995	Resale	Grant Deed	\$145,000	\$100	\$138K
Sep 30, 1988	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Junipero Serra Elementary School	Elementary	KG–5	0.5 mi
Balboa Middle School	Middle	6–8	2.1 mi
Buena High School	High	9–12	2.5 mi

District: Ventura 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 93004

97 CRIME INDEX	108 AIR POLLUTION	28,872 POPULATION	\$109K MEDIAN IN-COME	61°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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