

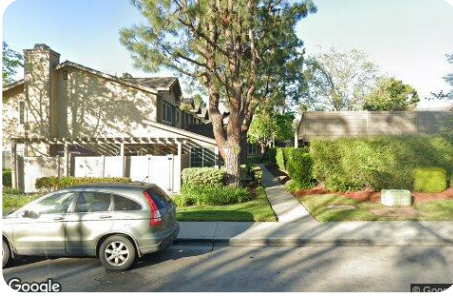
Condominium

RESIDENTIAL

1872 ROGUE RIVER CIR

VENTURA, CA 93004

\$625,963 TopHap Estimate · \$433 / ft² · confidence 93 · 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

\$626K

\$579K low

\$673K high

Last Sale

\$303,000 · Oct 31, 2002

Est. Owner Equity

\$452,963

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$4,724 (2025)
Assessed Value	\$447,580
Previous Assessed	\$438,804

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	VENTURA
Lot (acres)	0.11
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	30 WILDFIRE	30 HEAT	34 STORM	50 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2012	Quitclaim	Quit Claim Transfer			
May 30, 2012	Quitclaim	Quit Claim Transfer			\$173K
Apr 14, 2005	Quitclaim	Quit Claim Transfer			
Oct 31, 2002	Resale	Grant Deed	\$303,000	\$210	\$208K
Feb 5, 2002	Non-arms-length	Grant Deed	\$30,000	\$21	\$60K
Apr 2, 1999	Quitclaim	Quit Claim Transfer			
Feb 19, 1999	Quitclaim	Quit Claim Transfer			
Jan 30, 1996	Non-arms-length	Trustees Deed	\$138,545	\$96	
Jan 30, 1996	Resale	Trustees Deed	\$139,000	\$96	\$111K
Jan 30, 1996	Non-arms-length	Trustees Deed	\$139,000	\$96	
Nov 7, 1995	Non-arms-length	Trustees Deed	\$142,100	\$98	
Sep 6, 1988	Quitclaim	Quit Claim Transfer			
Mar 29, 1988	Resale	Grant Deed	\$152,000	\$105	\$137K
Feb 3, 1988	Non-arms-length	Grant Deed	\$23,000	\$16	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Junipero Serra Elementary School	Elementary	KG–5	0.5 mi
Balboa Middle School	Middle	6–8	2.2 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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