

Condominium

RESIDENTIAL

1906 RORY LN

SIMI VALLEY, CA 93063

\$547,810

TopHap Estimate · \$426 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,287 ft²

LIVING AREA

0.17 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

4

ROOMS

1

PARKING

VALUATION

\$548K

\$531K low

\$565K high

Est. Owner Equity

\$35,731

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$6,276 (2025)
Assessed Value	\$530,390
Previous Assessed	\$519,991

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	VENTURA
Lot (acres)	0.17
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

62
WILDFIRE

46
HEAT

34
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 6, 2021	Financing	Intrafamily Transfer			
Aug 17, 2021	Resale	Grant Deed	\$490,000	\$381	\$478K
Apr 20, 2021	Resale	Grant Deed	\$470,000	\$365	\$376K
Jul 2, 2015	Resale	Grant Deed	\$315,000	\$245	\$236K
May 29, 2015	Financing	Intrafamily Transfer			\$184K
Apr 16, 2013	Quitclaim	Quit Claim Transfer			\$156K
Aug 23, 2002	Resale	Grant Deed	\$234,000	\$182	\$144K
Sep 26, 1997	Resale	Grant Deed	\$121,000	\$94	\$60K
Oct 25, 1993	Resale	Grant Deed	\$125,000	\$97	\$75K
Jan 30, 1991	Resale	Grant Deed	\$149,000	\$116	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Knolls Elementary School	Elementary	KG–6	0.6 mi
Simi Valley High School	High	9–12	0.8 mi

Valley View Middle School	Middle	6–8	2.7 mi
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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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