

Condominium

RESIDENTIAL

1940 RORY LN

SIMI VALLEY, CA 93063

\$544,010

TopHap Estimate · \$423 / ft² · confidence 96 · 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

\$544K

\$524K low

\$564K high

Last Sale

\$354,000 · May 5, 2016

Est. Owner Equity

\$194,302

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$5,340 (2025)
Assessed Value	\$427,438
Previous Assessed	\$419,057

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	VENTURA
Lot (acres)	0.17
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

61
WILDFIRE

46
HEAT

34
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 15, 2016	Resale	Grant Deed	\$354,000	\$275	\$319K
Apr 19, 2016	Quitclaim	Quit Claim Transfer			
Jun 30, 2009	Resale	Grant Deed	\$245,000	\$190	\$237K
Jul 20, 2006	Resale	Grant Deed	\$413,000	\$321	\$330K
Nov 27, 2002	Resale	Grant Deed	\$244,500	\$190	\$196K
Jul 10, 1998	Resale	Grant Deed	\$127,000	\$99	\$126K
Apr 16, 1997	Non-arms-length	Trustees Deed	\$131,858	\$102	
Nov 30, 1994	Resale	Grant Deed	\$129,000	\$100	\$125K
Apr 23, 1990	Non-arms-length	Grant Deed	\$173,000	\$134	

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	2.8 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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