

Single Family Residence **RESIDENTIAL**

3724 ROCKY RIVER ST

SIMI VALLEY, CA 93063

\$898,475 TopHap Estimate · \$498 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,805 ft²

LIVING AREA

0.19 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$898K

\$852K low

\$945K high

Last Sale

\$208,500 · Jun 16, 2006

Est. Owner Equity

\$481,675

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$8,080 (2025)
Assessed Value	\$682,176
Previous Assessed	\$668,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	VENTURA
Lot (acres)	0.19
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 172 ft²

CLIMATE RISK

25
FLOOD

71
WILDFIRE

45
HEAT

30
STORM

85
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 7, 2006	Non-arms-length	Grant Deed	\$208,500	\$116	\$417K
Sep 16, 2002	Resale	Grant Deed	\$365,000	\$202	\$292K
Dec 23, 1991	Resale	Grant Deed	\$229,000	\$127	\$183K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	1.1 mi
Hillside Middle School	Middle	6–8	1.9 mi
Simi Valley High School	High	9–12	2.3 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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