

Single Family Residence **RESIDENTIAL**

1647 ROCKY RIVER CT

SIMI VALLEY, CA 93063

\$898,461 TopHap Estimate · \$486 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,847 ft²
LIVING AREA

0.19 ac
LOT SIZE

1978

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$898K

\$876K low

\$921K high

Est. Owner Equity

\$738,461

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$2,735 (2025)
Assessed Value	\$184,442
Previous Assessed	\$180,826

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.19
Fireplace	Yes
Pool	No

Patio · 259 ft²

Porch · 51 ft²

CLIMATE RISK

11 FLOOD	70 WILDFIRE	45 HEAT	30 STORM	85 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 7, 2013	Quitclaim	Quit Claim Transfer			
Aug 10, 2005	Quitclaim	Quit Claim Transfer			\$60K
Dec 15, 2000	Quitclaim	Quit Claim Transfer			

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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