

Single Family Residence **RESIDENTIAL**

1661 ROCKY RIVER CT

SIMI VALLEY, CA 93063

\$942,619 TopHap Estimate · \$463 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,037 ft²

LIVING AREA

0.2 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$943K

\$901K low

\$984K high

Est. Owner Equity

\$709,019

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$6,468 (2025)
Assessed Value	\$531,990
Previous Assessed	\$521,559

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.20
Fireplace	Yes
Pool	Yes

Deck · 462 ft²

Patio · 495 ft²

Porch · 127 ft²

CLIMATE RISK

1 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
Jun 10, 2015	Quitclaim	Quit Claim Transfer			
Oct 6, 1989	Resale	Grant Deed	\$283,500	\$139	\$187K

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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