

Single Family Residence

RESIDENTIAL

1679 ROCKY RIVER CT

SIMI VALLEY, CA 93063

\$900,000

TopHap Estimate · \$442 / ft² · confidence 98 · as of Jul 14, 2026



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BEDS

2.5

BATHS

2,037 ft²

LIVING AREA

0.15 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$900K

\$878K low

\$922K high

Last Sale

\$200,000 · Feb 29, 1996

Est. Owner Equity

\$189,900

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$4,903 (2025)
Assessed Value	\$386,882
Previous Assessed	\$379,297

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.15
Fireplace	Yes
Pool	Yes

Deck · 462 ft²

Patio · 450 ft²

CLIMATE RISK

1 FLOOD	69 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
Mar 23, 2022	Financing	Intrafamily Transfer			
Feb 29, 1996	Resale	Grant Deed	\$200,000	\$98	\$190K
Dec 7, 1995	Resale	Grant Deed	\$168,000	\$82	
Feb 24, 1989	Resale	Grant Deed	\$245,000	\$120	\$173K

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



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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