

Single Family Residence **RESIDENTIAL**

1697 ROCKY RIVER CT

SIMI VALLEY, CA 93063

\$938,080 TopHap Estimate · \$520 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,805 ft²

LIVING AREA

0.32 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$938K

\$910K low

\$966K high

Last Sale

\$675,000 · Sep 4, 2019

Est. Owner Equity

\$538,580

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$8,844 (2025)
Assessed Value	\$752,971
Previous Assessed	\$738,207

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	VENTURA
Lot (acres)	0.32
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	Yes

Patio · 250 ft²

Porch · 172 ft²

CLIMATE RISK

1
FLOOD

69
WILDFIRE

45
HEAT

30
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2019	Resale	Grant Deed	\$675,000	\$374	\$375K
Sep 15, 2000	Resale	Grant Deed	\$278,000	\$154	\$222K
Dec 2, 1988	Resale	Grant Deed	\$227,500	\$126	\$182K

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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