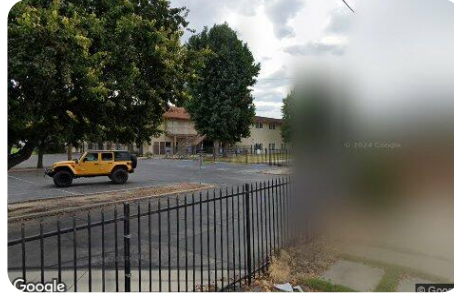


Single Family Residence **RESIDENTIAL**

2376 ROSEMARY ST

SIMI VALLEY, CA 93065

\$726,033 TopHap Estimate · \$608 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,194 ft²

LIVING AREA

0.16 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$726K

\$701K low

\$751K high

Last Sale

\$460,000 · Mar 21, 2016

Est. Owner Equity

\$726,033

TAX & ASSESSMENT

Property Tax	\$6,664 (2025)
Assessed Value	\$555,431
Previous Assessed	\$544,541

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	VENTURA
Lot (acres)	0.16
Construction	Concrete
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Evaporative
Pool	Yes

CLIMATE RISK

11
FLOOD

58
WILDFIRE

43
HEAT

30
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 11, 2016	Quitclaim	Quit Claim Transfer			
Apr 5, 2016	Quitclaim	Quit Claim Transfer			
Jan 27, 2016	Resale	Grant Deed	\$460,000	\$385	
May 11, 2009	Resale	Grant Deed	\$307,500	\$258	\$302K
Dec 19, 2005	Quitclaim	Quit Claim Transfer			\$75K
Dec 30, 2005	Quitclaim	Quit Claim Transfer			
Jun 10, 2005	Quitclaim	Quit Claim Transfer			
Jun 1, 2005	Financing	Intrafamily Transfer			\$40K
Dec 20, 2001	Resale	Grant Deed	\$245,000	\$205	\$196K
Sep 30, 1996	Resale	Grant Deed	\$152,500	\$128	\$122K
Apr 11, 1996	Non-arms-length	Trustees Deed	\$160,429	\$134	

Mar 16, 1995	Non-arms-length	Grant Deed	\$14,000	\$12	\$2K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillside Middle School	Middle	6–8	0.4 mi
Crestview Elementary School	Elementary	KG–6	0.4 mi
Royal High School	High	9–12	1.2 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 93065

62 CRIME INDEX	111 AIR POLLUTION	71,047 POPULATION	\$112K MEDIAN IN-COME	64°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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