

Single Family Residence

RESIDENTIAL

3772 ROCKY RIVER ST

SIMI VALLEY, CA 93063

\$867,373 TopHap Estimate · \$522 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,661 ft²

LIVING AREA

0.17 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$867K

\$819K low

\$915K high

Last Sale

\$427,500 · Aug 20, 2013

Est. Owner Equity

\$439,373

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$6,490 (2025)
Assessed Value	\$534,525
Previous Assessed	\$524,045

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	VENTURA
Lot (acres)	0.17
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 350 ft²

Porch · 126 ft²

CLIMATE RISK

25 FLOOD	71 WILDFIRE	45 HEAT	30 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 27, 2014	Quitclaim	Quit Claim Transfer			
Jul 18, 2013	Resale	Grant Deed	\$427,500	\$257	\$328K
Jan 30, 2003	Quitclaim	Quit Claim Transfer			
Jan 28, 2002	Quitclaim	Quit Claim Transfer			
Jan 25, 2002	Resale	Grant Deed	\$281,000	\$169	\$273K
Dec 9, 1993	Recorded document	Grant Deed			
Oct 25, 1988	Resale	Grant Deed	\$208,000	\$125	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	1.2 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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