

Single Family Residence

RESIDENTIAL

1648 ROCKY RIVER CT

SIMI VALLEY, CA 93063

\$848,477 TopHap Estimate · \$470 / ft² · confidence 94 · as of Jul 14, 2026



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4

BEDS

2

BATHS

1,805 ft²

LIVING AREA

0.16 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$848K

\$801K low

\$896K high

Last Sale

\$845,000 · Mar 30, 2026

Est. Owner Equity

\$172,477

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$9,720 (2025)
Assessed Value	\$828,060
Previous Assessed	\$811,824

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	VENTURA
Lot (acres)	0.16
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 280 ft²

Porch · 172 ft²

CLIMATE RISK

11
FLOOD

70
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
Mar 24, 2026	Resale	Grant Deed	\$845,000	\$468	\$676K
Sep 1, 2021	Resale	Grant Deed	\$765,000	\$424	\$727K
Feb 13, 2015	Quitclaim	Quit Claim Transfer			
Oct 30, 2001	Resale	Grant Deed	\$300,000	\$166	\$240K
Jun 19, 1992	Resale	Grant Deed	\$220,000	\$122	\$198K
Jun 15, 1990	Quitclaim	Quit Claim Transfer			\$188K
Mar 10, 1989	Quitclaim	Quit Claim Transfer			\$100K

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



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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	Absentee owner
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