

Single Family Residence **RESIDENTIAL**

2513 RADFORD CT

SIMI VALLEY, CA 93063

\$855,879 TopHap Estimate · \$351 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,438 ft²

LIVING AREA

4,347 ft²

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$856K

\$809K low

\$903K high

Last Sale

\$917,000 · May 11, 2026

Est. Owner Equity

\$228,879

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$8,014 (2025)
Assessed Value	\$682,215
Previous Assessed	\$668,839

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.10
Fireplace	Yes
Pool	No

Patio · 187 ft²

CLIMATE RISK

77 FLOOD	27 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
Apr 10, 2026	Resale	Grant Deed	\$917,000	\$376	\$627K
May 31, 2016	Resale	Grant Deed	\$565,000	\$232	\$577K
May 22, 2007	Resale	Grant Deed	\$590,000	\$242	\$472K
May 8, 2006	Resale	Grant Deed	\$600,000	\$246	\$480K
May 25, 2006	Quitclaim	Quit Claim Transfer			
Aug 3, 1990	Resale	Grant Deed	\$275,000	\$113	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sycamore Elementary School	Elementary	KG–6	0.6 mi
Hillside Middle School	Middle	6–8	2.1 mi
Simi Valley High School	High	9–12	2.7 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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