

Single Family Residence **RESIDENTIAL**

1680 ROCKY RIVER CT

SIMI VALLEY, CA 93063

\$973,481 TopHap Estimate · \$456 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

2
BATHS

2,134 ft²
LIVING AREA

0.32 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

9
ROOMS

2
PARKING

VALUATION

\$973K

\$948K low

\$999K high

Last Sale

\$395,000 · Dec 27, 2012

Est. Owner Equity

\$658,481

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$6,085 (2025)
Assessed Value	\$496,128
Previous Assessed	\$486,400

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.32
Fireplace	Yes
Pool	Yes

Patio · 240 ft²

Porch · 137 ft²

CLIMATE RISK

11
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
Dec 7, 2012	Resale	Grant Deed	\$395,000	\$185	\$388K
Nov 11, 2010	Quitclaim	Quit Claim Transfer			
Aug 29, 2005	Quitclaim	Quit Claim Transfer			
Aug 19, 2005	Financing	Intrafamily Transfer			\$125K
Dec 15, 2003	Quitclaim	Quit Claim Transfer			\$374K
Dec 17, 2001	Quitclaim	Quit Claim Transfer			
Jan 24, 2000	Quitclaim	Quit Claim Transfer			
Jan 20, 2000	Quitclaim	Quit Claim Transfer			
Jan 20, 2000	Resale	Trustees Deed	\$275,500	\$129	\$193K
Jul 22, 1988	Resale	Grant Deed	\$231,000	\$108	\$207K

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
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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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