

Single Family Residence **RESIDENTIAL**

2358 ROSEMARY ST

SIMI VALLEY, CA 93065

\$772,000 TopHap Estimate · \$577 / ft² · confidence 95 · as of Jun 23, 2026



4

BEDS

2

BATHS

1,338 ft²

LIVING AREA

0.16 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$772K

\$733K low

\$811K high

Last Sale

\$780,000 · May 5, 2022

Est. Owner Equity

\$249,000

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$9,766 (2025)
Assessed Value	\$844,296
Previous Assessed	\$827,742

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.16
Pool	No

Patio · 290 ft²

CLIMATE RISK

1
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	\$/FT²	LOAN
Oct 6, 2025	Financing	Intrafamily Transfer			\$523K
Apr 21, 2022	Resale	Grant Deed	\$780,000	\$583	\$624K
Jan 19, 2016	Recorded document	Affidavit Of Death			
Jan 14, 2016	Resale	Grant Deed	\$460,000	\$344	\$340K
Aug 1, 2000	Resale	Trustees Deed	\$239,000	\$179	\$191K
Aug 1, 2000	Quitclaim	Quit Claim Transfer			
Nov 29, 1988	Resale	Grant Deed	\$167,500	\$125	\$151K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillside Middle School	Middle	6–8	0.3 mi
Crestview Elementary School	Elementary	KG–6	0.4 mi
Royal High School	High	9–12	1.1 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------