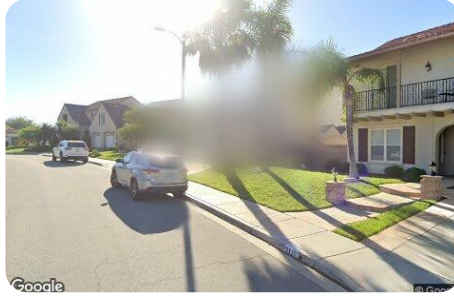


Single Family Residence **RESIDENTIAL**

3315 RISING STAR AVE

SIMI VALLEY, CA 93063

\$1,473,430 TopHap Estimate · \$396 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

3,720 ft²

LIVING AREA

0.23 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

11

ROOMS

3

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,460,000 · Jul 3, 2024

Est. Owner Equity

\$324,624

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$16,777 (2025)
Assessed Value	\$1,489,200
Previous Assessed	\$1,460,000

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.23
Fireplace	Yes
Pool	No

Patio · 82 ft²

Porch · 43 ft²

CLIMATE RISK

1
FLOOD

86
WILDFIRE

45
HEAT

36
STORM

85
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2024	Resale	Grant Deed	\$1,460,000	\$392	\$168K
Jun 27, 2012	Quitclaim	Quit Claim Transfer			
May 24, 2010	Resale	Grant Deed	\$815,000	\$219	\$652K
Jan 20, 1999	Resale	Grant Deed	\$471,000	\$127	\$377K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Big Springs Elementary School	Elementary	KG–6	1.1 mi
Simi Valley High School	High	9–12	1.3 mi
Valley View Middle School	Middle	6–8	1.5 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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