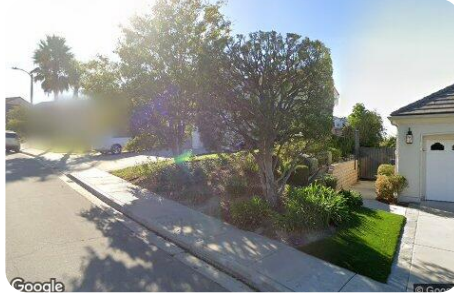


Single Family Residence **RESIDENTIAL**

3331 RISING STAR AVE

SIMI VALLEY, CA 93063

\$1,479,383 TopHap Estimate · \$405 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

3,651 ft²
LIVING AREA

0.3 ac
LOT SIZE

1999
YEAR BUILT

1
STORIES

9
ROOMS

2
PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$429,500 · Feb 2, 1999

Est. Owner Equity

\$1,179,383

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$8,793 (2025)
Assessed Value	\$752,991
Previous Assessed	\$738,227

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.30
Fireplace	Yes
Pool	Yes

Patio · 448 ft²

Porch · 40 ft²

CLIMATE RISK

1 FLOOD	86 WILDFIRE	45 HEAT	36 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
Oct 23, 2000	Quitclaim	Quit Claim Transfer			
Oct 23, 2000	Quitclaim	Quit Claim Transfer			
Feb 2, 1999	Resale	Grant Deed	\$429,500	\$118	\$300K

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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