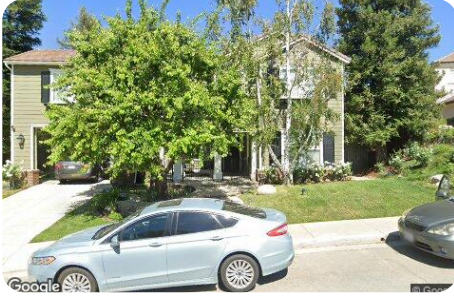


Single Family Residence **RESIDENTIAL**

3334 RISING STAR AVE

SIMI VALLEY, CA 93063

\$1,626,651 TopHap Estimate · \$382 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

5.8
BATHS

4,259 ft²
LIVING AREA

0.27 ac
LOT SIZE

1999
YEAR BUILT

2
STORIES

11
ROOMS

2
PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.8M high

Last Sale

\$1,400,000 · Jul 13, 2021

Est. Owner Equity

\$876,651

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$17,059 (2025)
Assessed Value	\$1,515,404
Previous Assessed	\$1,485,691

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.27
Fireplace	Yes
Pool	Yes

Deck · 70 ft²

Patio · 137 ft²

Porch · 171 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
Aug 31, 2021	Financing	Intrafamily Transfer			
Jun 16, 2021	Resale	Grant Deed	\$1,400,000	\$329	\$750K
Dec 21, 2016	Quitclaim	Quit Claim Transfer			
Jun 3, 2016	Resale	Grant Deed	\$1,175,000	\$276	\$940K
Jul 30, 2010	Resale	Grant Deed	\$917,500	\$215	\$668K
Aug 30, 2010	Recorded document	Grant Deed			
Feb 9, 1999	Resale	Grant Deed	\$513,000	\$120	\$410K

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	1.6 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	Absentee owner
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