

Single Family Residence **RESIDENTIAL**

3736 ROCKY RIVER ST

SIMI VALLEY, CA 93063

\$818,216 TopHap Estimate · \$493 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,661 ft²

LIVING AREA

0.16 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$818K

\$769K low

\$867K high

Last Sale

\$760,000 · Sep 22, 2025

Est. Owner Equity

\$818,216

TAX & ASSESSMENT

Property Tax	\$4,876 (2025)
Assessed Value	\$760,000
Previous Assessed	\$376,686

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.17
Fireplace	Yes
Pool	No

Porch · 126 ft²

CLIMATE RISK

25
FLOOD

71
WILDFIRE

45
HEAT

30
STORM

85
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2025	Resale	Grant Deed	\$760,000	\$458	
Apr 25, 2020	Quitclaim	Quit Claim Transfer			
Apr 25, 2020	Quitclaim	Quit Claim Transfer			\$320K
Nov 19, 2009	Quitclaim	Quit Claim Transfer			
Jan 6, 2003	Quitclaim	Quit Claim Transfer			
Dec 6, 2000	Resale	Trustees Deed	\$250,000	\$151	\$243K
Dec 6, 2000	Quitclaim	Quit Claim Transfer			
May 28, 1997	Resale	Grant Deed	\$178,000	\$107	\$142K
Dec 16, 1996	Non-arms-length	Trustees Deed	\$167,400	\$101	
Jun 6, 1991	Resale	Grant Deed	\$190,000	\$114	\$181K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	KG–6	1.1 mi
Hillside Middle School	Middle	6–8	1.9 mi

Simi Valley High School High 9–12 2.3 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
