

Single Family Residence

RESIDENTIAL

3875 RUSS CT

SIMI VALLEY, CA 93063

\$832,659

TopHap Estimate · \$531 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,568 ft²

LIVING AREA

0.3 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$833K

\$795K low

\$871K high

Last Sale

\$239,000 · Jan 12, 2001

Est. Owner Equity

\$629,659

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$4,366 (2025)
Assessed Value	\$404,264
Previous Assessed	\$396,338

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.30
Fireplace	Yes
Pool	No

Patio · 96 ft²

CLIMATE RISK

86
FLOOD

67
WILDFIRE

46
HEAT

32
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 7, 2022	Financing	Intrafamily Transfer			
Oct 5, 2001	Recorded document	Grant Deed			
Jan 12, 2001	Resale	Grant Deed	\$239,000	\$152	\$232K
Nov 28, 1995	Resale	Grant Deed	\$172,000	\$110	\$163K
Sep 1, 1993	Quitclaim	Quit Claim Transfer			\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Township Elementary School	Elementary	KG–6	0.4 mi
Valley View Middle School	Middle	6–8	0.7 mi
Simi Valley High School	High	9–12	2.2 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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