

Single Family Residence

RESIDENTIAL

2191 ROSECRANS ST

SIMI VALLEY, CA 93065

\$738,076 TopHap Estimate · \$618 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,194 ft²

LIVING AREA

0.15 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$738K

\$712K low

\$764K high

Last Sale

\$655,000 · Jan 11, 2022

Est. Owner Equity

\$102,726

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$8,386 (2025)
Assessed Value	\$708,992
Previous Assessed	\$695,091

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Pool	No

Patio · 264 ft²

CLIMATE RISK

1
FLOOD

64
WILDFIRE

43
HEAT

30
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 7, 2022	Financing	Intrafamily Transfer			
Dec 20, 2021	Resale	Grant Deed	\$655,000	\$549	\$635K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillside Middle School	Middle	6–8	0.2 mi
Crestview Elementary School	Elementary	KG–6	0.4 mi
Royal High School	High	9–12	1.0 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 93065

62 CRIME INDEX	111 AIR POLLUTION	71,047 POPULATION	\$112K MEDIAN IN-COME	64°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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