

Single Family Residence

RESIDENTIAL

4996 RINGWOOD ST

SIMI VALLEY, CA 93063

\$867,583 TopHap Estimate · \$579 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,499 ft²

LIVING AREA

0.17 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$868K

\$845K low

\$891K high

Last Sale

\$628,000 · Oct 5, 2020

Est. Owner Equity

\$255,784

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$11,745 (2025)
Assessed Value	\$693,361
Previous Assessed	\$679,766

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.17
Pool	Yes

Patio · 200 ft²

Porch · 90 ft²

CLIMATE RISK

1 FLOOD	75 WILDFIRE	47 HEAT	33 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
Sep 23, 2020	Resale	Grant Deed	\$628,000	\$419	\$617K
Sep 23, 2020	Quitclaim	Quit Claim Transfer			
Dec 18, 2000	Resale	Grant Deed	\$240,000	\$160	\$180K
Aug 18, 2000	Quitclaim	Quit Claim Transfer			
Aug 19, 1999	Resale	Grant Deed	\$225,000	\$150	\$146K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Simi Valley High School	High	9–12	0.9 mi
Santa Susana Elementary School	Elementary	KG–6	0.9 mi
Valley View Middle School	Middle	6–8	1.1 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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