

Single Family Residence **RESIDENTIAL**

5038 RINGWOOD ST

SIMI VALLEY, CA 93063

\$718,445 TopHap Estimate · \$727 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

988 ft²

LIVING AREA

0.17 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$718K

\$626K low

\$811K high

Last Sale

\$706,500 · Mar 25, 2025

Est. Owner Equity

\$82,595

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$6,983 (2025)
Assessed Value	\$720,630
Previous Assessed	\$573,688

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.17
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 143 ft²

CLIMATE RISK

1
FLOOD

75
WILDFIRE

47
HEAT

33
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 10, 2025	Resale	Grant Deed	\$706,500	\$715	\$636K
Feb 1, 2021	Resale	Grant Deed	\$530,000	\$536	\$451K
Jul 25, 2014	Resale	Grant Deed	\$385,000	\$390	\$372K
Nov 2, 2009	Quitclaim	Quit Claim Transfer			
Nov 2, 2009	Recorded document	Affidavit Of Death			
Feb 11, 2004	Quitclaim	Quit Claim Transfer			\$435K
Nov 16, 1994	Quitclaim	Quit Claim Transfer			
Jan 29, 1988	Quitclaim	Quit Claim Transfer			\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Simi Valley High School	High	9–12	0.8 mi
Santa Susana Elementary School	Elementary	KG–6	1.0 mi

Valley View Middle School	Middle	6–8	1.1 mi
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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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