

Single Family Residence

RESIDENTIAL

4946 RINGWOOD ST

SIMI VALLEY, CA 93063

\$703,371 TopHap Estimate · \$615 / ft² · confidence 96 · as of Jul 14, 2026

4

BEDS

2

BATHS

1,144 ft²

LIVING AREA

0.18 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$703K

\$674K low

\$733K high

Last Sale

\$370,000 · Dec 29, 2009

Est. Owner Equity

\$413,371

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax

\$5,932 (2025)

Assessed Value

\$487,143

Previous Assessed

\$477,592

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.18
Fireplace	Yes
Pool	No

Deck · 247 ft²

Patio · 247 ft²

Porch · 40 ft²

CLIMATE RISK

46 FLOOD	74 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
Nov 19, 2009	Resale	Grant Deed	\$370,000	\$323	\$363K

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
-------------------	----------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------