

Single Family Residence **RESIDENTIAL**

4997 RINGWOOD ST

SIMI VALLEY, CA 93063

\$853,067 TopHap Estimate · \$596 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,431 ft²

LIVING AREA

0.16 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$853K

\$810K low

\$896K high

Last Sale

\$497,500 · Jun 30, 2004

Est. Owner Equity

\$278,067

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$8,447 (2025)
Assessed Value	\$721,473
Previous Assessed	\$707,327

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.16
Fireplace	Yes
Pool	No

Porch · 60 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 1, 2005	Financing	Intrafamily Transfer			\$461K
Jun 30, 2004	Resale	Grant Deed	\$497,500	\$348	\$423K
Mar 27, 2002	Quitclaim	Quit Claim Transfer			
Mar 27, 2002	Non-arms-length	Grant Deed	\$275,000	\$192	\$248K
Aug 5, 1999	Resale	Grant Deed	\$221,000	\$154	\$203K
Jul 19, 1994	Recorded document	Grant Deed			

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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