

Single Family Residence

RESIDENTIAL

3860 RUSS CT

SIMI VALLEY, CA 93063

\$838,417

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



4

BEDS

2

BATHS

1,364 ft²

LIVING AREA

0.32 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$838K

\$801K low

\$876K high

Last Sale

\$860,000 · May 31, 2023

Est. Owner Equity

\$64,417

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$9,904 (2025)
Assessed Value	\$912,638
Previous Assessed	\$894,744

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.32
Fireplace	Yes
Pool	No

Deck · 330 ft²

Patio · 330 ft²

Porch · 24 ft²

CLIMATE RISK

90
FLOOD

66
WILDFIRE

46
HEAT

32
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 20, 2023	Resale	Grant Deed	\$860,000	\$630	\$774K
Apr 26, 2016	Resale	Grant Deed	\$530,000	\$389	\$504K
Oct 9, 2000	Quitclaim	Quit Claim Transfer			
May 24, 1999	Quitclaim	Quit Claim Transfer			
Mar 10, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Township Elementary School	Elementary	KG–6	0.4 mi
Valley View Middle School	Middle	6–8	0.7 mi
Simi Valley High School	High	9–12	2.2 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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