

Single Family Residence **RESIDENTIAL**

3906 RUSS CT

SIMI VALLEY, CA 93063

\$611,368 TopHap Estimate · \$502 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,218 ft²
LIVING AREA

0.23 ac
LOT SIZE

1962
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$611K

\$564K low

\$659K high

Est. Owner Equity

\$461,568

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$2,603 (2025)
Assessed Value	\$240,115
Previous Assessed	\$235,407

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.23
Fireplace	Yes
Pool	No

Deck · 360 ft²

Patio · 360 ft²

CLIMATE RISK

1 FLOOD	65 WILDFIRE	46 HEAT	32 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
May 15, 2018	Recorded document	Affidavit Of Death			
Nov 4, 2002	Quitclaim	Quit Claim Transfer			
Oct 31, 2002	Quitclaim	Quit Claim Transfer			
Jul 9, 2001	Recorded document	Grant Deed			

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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