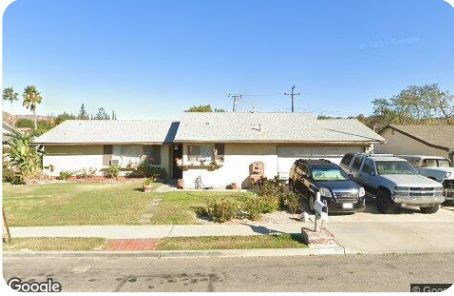


Single Family Residence **RESIDENTIAL**

3921 RUSS CT

SIMI VALLEY, CA 93063

\$837,250 TopHap Estimate · \$610 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,372 ft²

LIVING AREA

0.23 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$837K

\$787K low

\$887K high

Est. Owner Equity

\$562,250

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$1,907 (2025)
Assessed Value	\$168,178
Previous Assessed	\$164,881

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.23
Heating	Forced Air With Air Conditioning
Cooling	Evaporative
Fireplace	Yes
Pool	Yes

Patio · 96 ft²

CLIMATE RISK

1
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
Feb 25, 2011	Quitclaim	Quit Claim Transfer			\$150K
May 4, 2006	Quitclaim	Quit Claim Transfer			\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Township Elementary School	Elementary	KG–6	0.3 mi
Valley View Middle School	Middle	6–8	0.6 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	Absentee owner
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