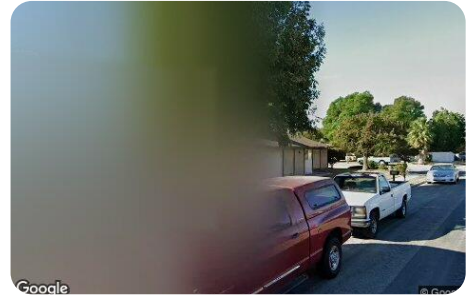
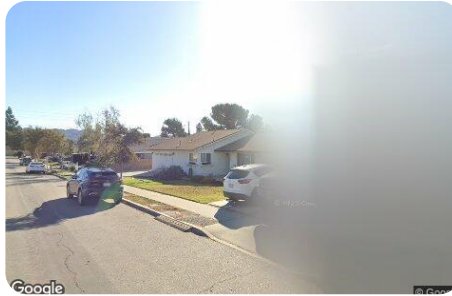


Single Family Residence **RESIDENTIAL**

3920 RUSS CT

SIMI VALLEY, CA 93063

\$771,567 TopHap Estimate · \$557 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,385 ft²

LIVING AREA

0.23 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$772K

\$732K low

\$812K high

Last Sale

\$545,000 · Jul 21, 2017

Est. Owner Equity

\$254,567

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$7,100 (2025)
Assessed Value	\$651,613
Previous Assessed	\$638,837

PROPERTY FACTS

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

Patio · 324 ft²

Porch · 24 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
Jul 19, 2017	Resale	Grant Deed	\$545,000	\$394	\$436K
Aug 7, 1995	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	0.6 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	Owner occupied
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