

Single Family Residence

RESIDENTIAL

3934 RUSS CT

SIMI VALLEY, CA 93063

\$714,749 TopHap Estimate · \$521 / ft² · confidence 96 · as of Jul 14, 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

\$715K

\$688K low

\$741K high

Last Sale

\$700,000 · Sep 28, 2021

Est. Owner Equity

\$13,290

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax

\$8,162 (2025)

Assessed Value

\$757,701

Previous Assessed

\$742,845

PROPERTY FACTS

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

Patio · 290 ft²

CLIMATE RISK

1 FLOOD	64 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
Aug 31, 2021	Resale	Grant Deed	\$700,000	\$510	\$687K
Jul 17, 2015	Quitclaim	Quit Claim Transfer			
Jun 15, 2012	Recorded document	Grant Deed			
Nov 9, 1998	Quitclaim	Quit Claim Transfer			
Apr 8, 1997	Resale	Grant Deed	\$179,500	\$131	\$125K

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	Owner occupied
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