

Condominium

RESIDENTIAL

1940 RORY LN

SIMI VALLEY, CA 93063

\$619,545 TopHap Estimate · \$391 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,583 ft²

LIVING AREA

0.17 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$620K

\$600K low

\$639K high

Last Sale

\$410,000 · Aug 31, 2007

Est. Owner Equity

\$216,745

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$6,828 (2025)
Assessed Value	\$588,984
Previous Assessed	\$577,436

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	VENTURA
Lot (acres)	0.17
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 99 ft²

CLIMATE RISK

1
FLOOD

61
WILDFIRE

46
HEAT

34
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 25, 2007	Resale	Grant Deed	\$410,000	\$259	\$314K
Apr 19, 2007	Non-arms-length	Trustees Deed	\$400,455	\$253	
Apr 4, 2006	Resale	Grant Deed	\$490,000	\$310	\$392K
Jul 5, 2005	Quitclaim	Quit Claim Transfer			
Dec 31, 1991	Resale	Grant Deed	\$163,000	\$103	\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Knolls Elementary School	Elementary	KG–6	0.6 mi
Simi Valley High School	High	9–12	0.8 mi
Valley View Middle School	Middle	6–8	2.8 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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