

Condominium

RESIDENTIAL

1806 RORY LN

SIMI VALLEY, CA 93063

\$595,312 TopHap Estimate · \$374 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,591 ft²

LIVING AREA

0.17 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

4

ROOMS

2

PARKING

VALUATION

\$595K

\$579K low

\$611K high

Last Sale

\$465,000 · Oct 8, 2020

Est. Owner Equity

\$176,812

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$6,093 (2025)
Assessed Value	\$513,396
Previous Assessed	\$503,330

PROPERTY FACTS

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

Patio · 54 ft²

CLIMATE RISK

1 FLOOD	62 WILDFIRE	46 HEAT	34 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
Sep 10, 2020	Resale	Grant Deed	\$465,000	\$292	\$419K
Feb 3, 2015	Financing	Intrafamily Transfer			\$40K
Oct 18, 2012	Resale	Grant Deed	\$295,000	\$185	\$230K
Feb 12, 2009	Resale	Grant Deed	\$295,000	\$185	\$290K
Jun 21, 2006	Resale	Grant Deed	\$448,000	\$282	\$336K
Mar 31, 2006	Resale	Grant Deed	\$405,000	\$255	\$324K
Dec 12, 2003	Quitclaim	Quit Claim Transfer			
Dec 12, 2003	Resale	Grant Deed	\$340,000	\$214	\$272K
Oct 5, 2001	Resale	Grant Deed	\$224,000	\$141	\$213K
Jan 29, 1999	Resale	Grant Deed	\$163,000	\$102	\$130K

May 17, 1993 Recorded document Grant Deed

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**