

Single Family Residence **RESIDENTIAL**

3224 RISING STAR AVE

SIMI VALLEY, CA 93063

\$1,702,878 TopHap Estimate · \$400 / ft² · confidence 87 · as of Jul 14, 2026



5
BEDS

5.8
BATHS

4,259 ft²
LIVING AREA

0.32 ac
LOT SIZE

1999
YEAR BUILT

2
STORIES

11
ROOMS

2
PARKING

VALUATION

\$1.7M

\$1.5M low

\$1.9M high

Last Sale

\$1,685,000 · Nov 4, 2024

Est. Owner Equity

\$1,702,878

TAX & ASSESSMENT

Property Tax	\$19,243 (2025)
Assessed Value	\$1,718,700
Previous Assessed	\$1,685,000

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.32
Fireplace	Yes
Pool	Yes

Deck · 112 ft²

Patio · 480 ft²

Porch · 101 ft²

CLIMATE RISK

1 FLOOD	83 WILDFIRE	45 HEAT	36 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
Oct 21, 2024	Resale	Grant Deed	\$1,685,000	\$396	
May 23, 2013	Quitclaim	Quit Claim Transfer			
May 23, 2013	Financing	Intrafamily Transfer			\$583K
Jan 20, 2011	Resale	Grant Deed	\$870,000	\$204	\$600K
Jul 17, 2009	Quitclaim	Quit Claim Transfer			
Nov 14, 2005	Resale	Grant Deed	\$1,325,000	\$311	\$955K
May 25, 2001	Quitclaim	Quit Claim Transfer			
Dec 16, 1999	Resale	Grant Deed	\$550,000	\$129	\$440K
Feb 5, 1999	Resale	Grant Deed	\$461,000	\$108	\$369K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Simi Valley High School	High	9–12	1.2 mi
Big Springs Elementary School	Elementary	KG–6	1.2 mi
Valley View Middle School	Middle	6–8	1.6 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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