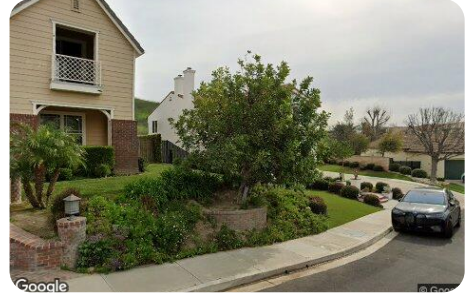


Single Family Residence **RESIDENTIAL**

3242 RISING STAR AVE

SIMI VALLEY, CA 93063

\$1,616,312 TopHap Estimate · \$434 / ft² · confidence 92 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

3,725 ft²
LIVING AREA

0.29 ac
LOT SIZE

1998
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$1,200,000 · Oct 28, 2005

Est. Owner Equity

\$673,312

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$18,671 (2025)
Assessed Value	\$1,672,683
Previous Assessed	\$1,639,886

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.29
Fireplace	Yes
Pool	Yes

Deck · 276 ft²

Patio · 552 ft²

Porch · 252 ft²

CLIMATE RISK

1 FLOOD	84 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, 2005	Resale	Grant Deed	\$1,200,000	\$322	\$940K
May 27, 2003	Non-arms-length	Grant Deed	\$320,000	\$86	\$640K
Dec 31, 1998	Resale	Grant Deed	\$426,000	\$114	\$383K

ASSIGNED SCHOOLS

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