

Single Family Residence **RESIDENTIAL**

446 RINCON WAY

OXNARD, CA 93033

\$595,462 TopHap Estimate · \$358 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,662 ft²

LIVING AREA

0.17 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$595K

\$575K low

\$616K high

Last Sale	\$440,000 · Jul 20, 2007
Est. Owner Equity	\$99,462
Loan-to-Value	84%

TAX & ASSESSMENT

Property Tax	\$7,023 (2025)
Assessed Value	\$589,487
Previous Assessed	\$577,929

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.17
Construction	Frame (Unspecified)
Pool	Yes

Patio · 150 ft²

CLIMATE RISK

1
FLOOD

1
WILDFIRE

21
HEAT

22
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 2, 2014	Quitclaim	Quit Claim Transfer			
Jul 17, 2007	Resale	Grant Deed	\$440,000	\$265	\$396K
Mar 29, 2006	Resale	Grant Deed	\$670,000	\$403	\$536K
Apr 24, 2006	Recorded document	Grant Deed			
Sep 18, 2003	Quitclaim	Quit Claim Transfer			\$215K
Sep 18, 2003	Quitclaim	Quit Claim Transfer			
Mar 7, 2003	Quitclaim	Quit Claim Transfer			
Sep 15, 2000	Resale	Trustees Deed	\$227,500	\$137	\$205K
Sep 15, 2000	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
E. O. Green Junior High School	Middle	6–8	0.3 mi
Hueneme High School	High	9–12	0.6 mi
Sunkist Elementary School	Elementary	KG–6	0.7 mi

District: Hueneme Elementary 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 93033

53 CRIME INDEX	106 AIR POLLUTION	80,485 POPULATION	\$76K MEDIAN IN-COME	61°F AVG TEMP	73% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------