

Single Family Residence **RESIDENTIAL**

3907 RUSS CT

SIMI VALLEY, CA 93063

\$783,679 TopHap Estimate · \$575 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,364 ft²

LIVING AREA

0.23 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$784K

\$732K low

\$835K high

Last Sale

\$627,500 · Aug 6, 2018

Est. Owner Equity

\$362,679

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$7,693 (2025)
Assessed Value	\$713,984
Previous Assessed	\$699,985

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	VENTURA
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Evaporative
Fireplace	Yes
Pool	No

Patio · 360 ft²

Porch · 24 ft²

CLIMATE RISK

50
FLOOD

66
WILDFIRE

46
HEAT

32
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 10, 2018	Resale	Grant Deed	\$627,500	\$460	\$425K
Aug 31, 2012	Resale	Grant Deed	\$345,000	\$253	\$328K
Aug 26, 2005	Quitclaim	Quit Claim Transfer			
Aug 1, 2005	Recorded document	Grant Deed			
Jul 5, 2005	Non-arms-length	Grant Deed	\$147,000	\$108	\$440K
Jan 6, 2005	Recorded document	Grant Deed			
Nov 28, 2003	Resale	Grant Deed	\$409,500	\$300	\$328K
Feb 3, 1999	Quitclaim	Quit Claim Transfer			
Oct 1, 1992	Quitclaim	Quit Claim Transfer			\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Township Elementary School	Elementary	KG–6	0.3 mi
Valley View Middle School	Middle	6–8	0.6 mi
Simi Valley High School	High	9–12	2.2 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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