

Single Family Residence **RESIDENTIAL**

1040 RASHFORD DR

PLACENTIA, CA 92870

\$1,394,352 TopHap Estimate · \$548 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,546 ft²

LIVING AREA

0.19 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.2M low

\$1.6M high

Last Sale

\$376,000 · Jun 9, 1995

Est. Owner Equity

\$503,352

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$7,761 (2025)
Assessed Value	\$660,631
Previous Assessed	\$647,678

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	ORANGE
Lot (acres)	0.19
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

36
FLOOD

49
WILDFIRE

42
HEAT

22
STORM

83
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 7, 2019	Quitclaim	Quit Claim Transfer			
May 7, 2019	Quitclaim	Quit Claim Transfer			
Jun 9, 1995	Resale	Grant Deed	\$376,000	\$148	\$338K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morse Elementary School	Elementary	KG–6	0.5 mi
Kraemer Middle School	Middle	7–8	0.8 mi
Valencia High School	High	9–12	0.9 mi

District: Placentia-Yorba Linda 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 92870

70 CRIME INDEX	105 AIR POLLUTION	52,457 POPULATION	\$104K MEDIAN IN-COME	64°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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