

Single Family Residence **RESIDENTIAL**

1032 RASHFORD DR

PLACENTIA, CA 92870

\$1,451,765 TopHap Estimate · \$493 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,947 ft²

LIVING AREA

0.21 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.5M high

Last Sale

\$865,000 · Mar 2, 2020

Est. Owner Equity

\$666,765

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$11,130 (2025)
Assessed Value	\$984,843
Previous Assessed	\$965,533

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	ORANGE
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 1, 2023	Financing	Intrafamily Transfer			
Aug 26, 2022	Financing	Intrafamily Transfer			\$150K
Aug 11, 2022	Quitclaim	Quit Claim Transfer			
Dec 17, 2020	Financing	Intrafamily Transfer			\$635K
Feb 26, 2020	Resale	Grant Deed	\$865,000	\$294	\$649K
Feb 28, 2020	Quitclaim	Quit Claim Transfer			
Dec 21, 2016	Quitclaim	Quit Claim Transfer			
Dec 21, 2016	Quitclaim	Quit Claim Transfer			
Dec 21, 2016	Quitclaim	Quit Claim Transfer			
Jan 1, 2012	Quitclaim	Quit Claim Transfer			
Jan 1, 2012	Quitclaim	Quit Claim Transfer	\$6,000	\$2	
Dec 29, 2011	Quitclaim	Quit Claim Transfer			
Mar 25, 2009	Quitclaim	Quit Claim Transfer			
Mar 25, 2009	Quitclaim	Quit Claim Transfer			
May 26, 1989	Resale	Grant Deed	\$410,000	\$139	\$328K

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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