

Single Family Residence **RESIDENTIAL**

1041 RASHFORD DR

PLACENTIA, CA 92870

\$1,325,330 TopHap Estimate · \$468 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,833 ft²
LIVING AREA

0.19 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Est. Owner Equity

\$1,225,330

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$5,514 (2025)
Assessed Value	\$444,320
Previous Assessed	\$435,608

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.19
Cooling	Central
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morse Elementary School	Elementary	KG–6	0.4 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