

Single Family Residence **RESIDENTIAL**

1045 RASHFORD DR

PLACENTIA, CA 92870

\$1,362,426 TopHap Estimate · \$555 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,455 ft²

LIVING AREA

0.19 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$685,000 · Sep 15, 2010

Est. Owner Equity

\$858,426

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$10,198 (2025)
Assessed Value	\$895,150
Previous Assessed	\$877,599

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	ORANGE
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 30, 2010	Resale	Grant Deed	\$685,000	\$279	\$548K
Sep 18, 2003	Quitclaim	Quit Claim Transfer			
Dec 6, 2000	Quitclaim	Quit Claim Transfer			
May 4, 1994	Quitclaim	Quit Claim Transfer			
Mar 10, 1994	Quitclaim	Quit Claim Transfer			
Mar 5, 1992	Quitclaim	Quit Claim Transfer			\$202K

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
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