

Single Family Residence **RESIDENTIAL**

# 936 RASHFORD DR

PLACENTIA, CA 92870

**\$1,393,210** TopHap Estimate · \$492 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,833 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1984**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$1.4M**

\$1.2M low

\$1.6M high

Last Sale

**\$375,000 · Mar 22, 1996**

Est. Owner Equity

**\$631,210**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,499 (2025) |
| Assessed Value    | \$635,427      |
| Previous Assessed | \$622,968      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | ORANGE                  |
| Lot (acres)   | 0.21                    |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Spa/Hot Tub (Only)      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Apr 25, 2012 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Apr 25, 2012 | Financing | Intrafamily Transfer |           |                    | \$256K |
| Dec 12, 2005 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Feb 8, 2002  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Mar 22, 1996 | Resale    | Grant Deed           | \$375,000 | \$132              | \$300K |
| Oct 25, 1994 | Quitclaim | Quit Claim Transfer  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Morse Elementary School | Elementary | KG–6   | 0.6 mi   |
| Kraemer Middle School   | Middle     | 7–8    | 0.7 mi   |
| Valencia High School    | High       | 9–12   | 0.8 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>70</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>52,457</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>75%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|