

Single Family Residence **RESIDENTIAL**

1025 RASHFORD DR

PLACENTIA, CA 92870

\$1,359,336 TopHap Estimate · \$554 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,455 ft²

LIVING AREA

0.18 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$420,000 · Mar 28, 2005

Est. Owner Equity

\$1,179,336

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$6,886 (2025)
Assessed Value	\$576,436
Previous Assessed	\$565,134

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.18
Cooling	Central
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 22, 2017	Quitclaim	Quit Claim Transfer			
Mar 24, 2005	Non-arms-length	Grant Deed	\$420,000	\$171	
Jul 27, 2001	Recorded document	Grant Deed			
Jun 10, 1994	Resale	Grant Deed	\$324,318	\$132	\$100K
Apr 28, 1994	Quitclaim	Quit Claim Transfer			

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	0.8 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

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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