

Single Family Residence **RESIDENTIAL**

1020 RASHFORD DR

PLACENTIA, CA 92870

\$1,255,964 TopHap Estimate · \$512 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,455 ft²

LIVING AREA

0.2 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$970,000 · May 12, 2021

Est. Owner Equity

\$233,061

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$12,099 (2025)
Assessed Value	\$1,070,957
Previous Assessed	\$1,049,958

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.20
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 26, 2021	Resale	Grant Deed	\$970,000	\$395	\$873K
Dec 21, 2012	Financing	Intrafamily Transfer			\$395K
Oct 6, 2011	Quitclaim	Quit Claim Transfer			\$400K
Dec 8, 2010	Quitclaim	Quit Claim Transfer			\$350K
Dec 18, 1998	Resale	Grant Deed	\$364,500	\$148	\$292K

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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