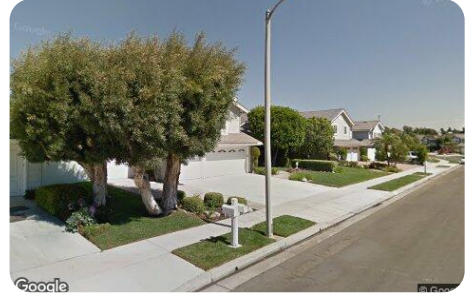


Single Family Residence **RESIDENTIAL**

925 RASHFORD DR

PLACENTIA, CA 92870

\$1,408,403 TopHap Estimate · \$574 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,455 ft²

LIVING AREA

0.21 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.2M low

\$1.6M high

Last Sale

\$365,000 · Apr 29, 1994

Est. Owner Equity

\$1,158,403

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$7,472 (2025)
Assessed Value	\$632,784
Previous Assessed	\$620,377

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.21
Cooling	Central
Pool	Spa/Hot Tub (Only)

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 6, 2000	Quitclaim	Quit Claim Transfer			
Apr 29, 1994	Resale	Grant Deed	\$365,000	\$149	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morse Elementary School	Elementary	KG–6	0.5 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

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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