

Single Family Residence **RESIDENTIAL**

1053 RASHFORD DR

PLACENTIA, CA 92870

\$1,317,882 TopHap Estimate · \$443 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,972 ft²

LIVING AREA

0.19 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$770,000 · May 15, 2008

Est. Owner Equity

\$522,882

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$11,616 (2025)
Assessed Value	\$1,031,629
Previous Assessed	\$1,011,401

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	ORANGE
Lot (acres)	0.19
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 31, 2014	Financing	Intrafamily Transfer			\$660K
Apr 28, 2008	Resale	Grant Deed	\$770,000	\$259	\$690K
Apr 20, 1998	Resale	Grant Deed	\$360,000	\$121	\$288K
Sep 29, 1992	Quitclaim	Quit Claim Transfer			\$200K

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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