

Single Family Residence **RESIDENTIAL**

1049 RASHFORD DR

PLACENTIA, CA 92870

\$1,161,066 TopHap Estimate · \$566 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,052 ft²

LIVING AREA

0.19 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$685,000 · Aug 29, 2008

Est. Owner Equity

\$1,161,066

TAX & ASSESSMENT

Property Tax	\$10,320 (2025)
Assessed Value	\$899,753
Previous Assessed	\$882,111

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	ORANGE
Lot (acres)	0.19
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 13, 2026	Financing	Deed			
Jul 9, 2021	Financing	Intrafamily Transfer			\$359K
Apr 22, 2015	Quitclaim	Quit Claim Transfer			
Apr 24, 2015	Financing	Intrafamily Transfer			\$441K
Jul 9, 2013	Quitclaim	Quit Claim Transfer			
Jul 9, 2013	Financing	Intrafamily Transfer			\$217K
Dec 5, 2012	Quitclaim	Quit Claim Transfer			
Aug 29, 2008	Quitclaim	Quit Claim Transfer			
Aug 19, 2008	Quitclaim	Quit Claim Transfer			
Aug 6, 2008	Resale	Grant Deed	\$685,000	\$334	\$280K
Dec 8, 1998	Non-arms-length	Grant Deed	\$300,000	\$146	\$225K
Jan 28, 1998	Quitclaim	Quit Claim Transfer			
Mar 1, 1991	Resale	Grant Deed	\$320,000	\$156	\$192K

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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