

Single Family Residence **RESIDENTIAL**

1005 RASHFORD DR

PLACENTIA, CA 92870

\$1,559,249 TopHap Estimate · \$550 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,833 ft²
LIVING AREA

0.17 ac
LOT SIZE

1984

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.6M

\$1.4M low

\$1.7M high

Last Sale

\$1,515,000 · Dec 8, 2025

Est. Owner Equity

\$347,249

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$13,606 (2025)
Assessed Value	\$1,515,000
Previous Assessed	\$1,199,102

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.17
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 1, 2025	Resale	Grant Deed	\$1,515,000	\$535	\$1.2M
Apr 6, 2021	Financing	Intrafamily Transfer			
Apr 6, 2021	Financing	Intrafamily Transfer			\$574K
May 9, 2016	Quitclaim	Quit Claim Transfer			
May 9, 2016	Quitclaim	Quit Claim Transfer			\$621K
Feb 13, 2015	Quitclaim	Quit Claim Transfer			\$628K
Feb 13, 2015	Quitclaim	Quit Claim Transfer			
Jul 25, 2014	Quitclaim	Quit Claim Transfer			\$627K
Jul 25, 2014	Quitclaim	Quit Claim Transfer			
May 21, 2014	Quitclaim	Quit Claim Transfer			
Mar 8, 2007	Resale	Grant Deed	\$895,000	\$316	\$716K
Feb 24, 2003	Quitclaim	Quit Claim Transfer			
Oct 3, 2002	Quitclaim	Quit Claim Transfer			
Oct 19, 1999	Quitclaim	Quit Claim Transfer			
Mar 25, 1992	Resale	Grant Deed	\$428,000	\$151	\$190K
Dec 19, 1989	Quitclaim	Quit Claim Transfer			\$246K

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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