

Single Family Residence **RESIDENTIAL**

1029 RASHFORD DR

PLACENTIA, CA 92870

\$1,501,211 TopHap Estimate · \$530 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,833 ft²

LIVING AREA

0.18 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,325,000 · Feb 28, 2023

Est. Owner Equity

\$1,501,211

TAX & ASSESSMENT

Property Tax	\$15,582 (2025)
Assessed Value	\$1,406,100
Previous Assessed	\$1,378,530

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.18
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 12, 2025	Financing	Intrafamily Transfer			
Feb 6, 2023	Resale	Grant Deed	\$1,325,000	\$468	
Oct 25, 2018	Quitclaim	Quit Claim Transfer			
Apr 21, 2016	Resale	Grant Deed	\$905,000	\$319	\$626K
Jul 12, 2004	Quitclaim	Quit Claim Transfer			
Jul 12, 2004	Resale	Grant Deed	\$875,000	\$309	\$435K
May 30, 2003	Resale	Grant Deed	\$680,000	\$240	\$476K
May 30, 2003	Quitclaim	Quit Claim Transfer			
Jan 3, 2002	Quitclaim	Quit Claim Transfer			

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	0.8 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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