

Single Family Residence **RESIDENTIAL**

1052 RASHFORD DR

PLACENTIA, CA 92870

\$1,219,186 TopHap Estimate · \$594 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,052 ft²

LIVING AREA

0.21 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$546,000 · Jul 12, 2002

Est. Owner Equity

\$590,986

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$9,278 (2025)
Assessed Value	\$806,596
Previous Assessed	\$790,781

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	ORANGE
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 22, 2004	Quitclaim	Quit Claim Transfer			\$509K
Jul 12, 2002	Resale	Grant Deed	\$546,000	\$266	\$491K
Jul 12, 2002	Recorded document	Grant Deed			

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	0.9 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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