

Single Family Residence **RESIDENTIAL**

1044 RASHFORD DR

PLACENTIA, CA 92870

\$1,341,037 TopHap Estimate · \$571 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,350 ft²

LIVING AREA

0.2 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Last Sale

\$486,000 · Mar 15, 2001

Est. Owner Equity

\$1,005,237

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$8,658 (2025)
Assessed Value	\$746,965
Previous Assessed	\$732,319

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.20
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 6, 2026	Financing	Intrafamily Transfer			
Dec 3, 2002	Quitclaim	Quit Claim Transfer			
Mar 15, 2001	Resale	Grant Deed	\$486,000	\$207	\$275K
Mar 5, 1993	Resale	Grant Deed	\$392,500	\$167	\$243K

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	Absentee owner
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