

Single Family Residence **RESIDENTIAL**

904 RASHFORD DR

PLACENTIA, CA 92870

\$1,387,978 TopHap Estimate · \$454 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,056 ft²

LIVING AREA

0.21 ac

LOT SIZE

1985

YEAR BUILT

3

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,100,000 · May 20, 2021

Est. Owner Equity

\$432,978

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$13,516 (2025)
Assessed Value	\$1,214,487
Previous Assessed	\$1,190,674

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.21
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 23, 2021	Resale	Grant Deed	\$1,100,000	\$360	\$875K
Dec 21, 2001	Resale	Grant Deed	\$465,000	\$152	\$372K
Sep 22, 1998	Resale	Grant Deed	\$357,500	\$117	\$286K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morse Elementary School	Elementary	KG–6	0.6 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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