

Single Family Residence **RESIDENTIAL**

1024 RASHFORD DR

PLACENTIA, CA 92870

\$1,418,768 TopHap Estimate · \$501 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,833 ft²

LIVING AREA

0.21 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.6M high

Last Sale

\$1,200,000 · Nov 29, 2016

Est. Owner Equity

\$884,768

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$15,658 (2025)
Assessed Value	\$1,420,552
Previous Assessed	\$1,392,699

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 12, 2021	Financing	Intrafamily Transfer			\$534K
Jan 12, 2021	Quitclaim	Quit Claim Transfer			
May 16, 2020	Quitclaim	Quit Claim Transfer			
Oct 24, 2016	Resale	Grant Deed	\$1,200,000	\$424	\$575K
Jun 28, 2012	Quitclaim	Quit Claim Transfer			\$333K
Jul 27, 2010	Quitclaim	Quit Claim Transfer			\$417K
Apr 5, 2007	Quitclaim	Quit Claim Transfer			
Apr 5, 2007	Quitclaim	Quit Claim Transfer			
Mar 31, 1999	Quitclaim	Quit Claim Transfer			
Mar 31, 1999	Non-arms-length	Trustees Deed	\$410,000	\$145	\$170K
Jul 21, 1998	Resale	Grant Deed	\$410,000	\$145	
Nov 22, 1994	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	0.9 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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