

Single Family Residence **RESIDENTIAL**

1056 RASHFORD DR

PLACENTIA, CA 92870

\$1,268,394 TopHap Estimate · \$517 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,455 ft²

LIVING AREA

0.2 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$735,000 · Sep 5, 2013

Est. Owner Equity

\$873,744

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$10,446 (2025)
Assessed Value	\$919,024
Previous Assessed	\$901,004

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	ORANGE
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 22, 2013	Resale	Grant Deed	\$735,000	\$299	\$401K
Apr 21, 2009	Financing	Intrafamily Transfer			\$300K
Apr 15, 2003	Quitclaim	Quit Claim Transfer			\$220K
Sep 27, 2000	Quitclaim	Quit Claim Transfer			
Jul 30, 1990	Resale	Grant Deed	\$412,500	\$168	\$309K

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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