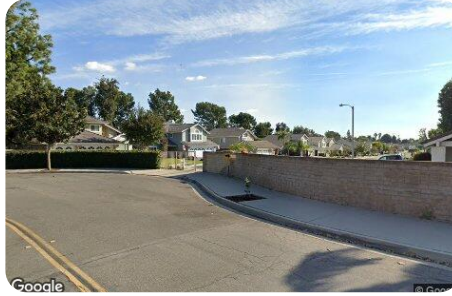


Single Family Residence **RESIDENTIAL**

1065 RASHFORD DR

PLACENTIA, CA 92870

\$1,317,571 TopHap Estimate · \$470 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,805 ft²

LIVING AREA

0.21 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Est. Owner Equity

\$742,299

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$6,588 (2025)
Assessed Value	\$547,677
Previous Assessed	\$536,939

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.21
Cooling	Central
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 27, 2020	Financing	Intrafamily Transfer			\$285K
Dec 27, 2020	Quitclaim	Quit Claim Transfer			
Jun 17, 2015	Quitclaim	Quit Claim Transfer			\$333K
Jun 17, 2015	Quitclaim	Quit Claim Transfer			
Oct 18, 2011	Financing	Intrafamily Transfer			\$253K
Mar 15, 1999	Quitclaim	Quit Claim Transfer			
Apr 26, 1995	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morse Elementary School	Elementary	KG–6	0.4 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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