

Single Family Residence **RESIDENTIAL**

1036 RASHFORD DR

PLACENTIA, CA 92870

\$1,972,800 TopHap Estimate · \$604 / ft² · confidence 85 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,267 ft²

LIVING AREA

0.21 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$2M

\$1.7M low

\$2.3M high

Last Sale

\$1,965,000 · Jun 23, 2026

Est. Owner Equity

\$1,007,800

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$14,198 (2025)
Assessed Value	\$1,280,056
Previous Assessed	\$1,254,957

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	ORANGE
Lot (acres)	0.21
Roof	Wood Shingle
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 5, 2026	Resale	Grant Deed	\$1,965,000	\$601	\$965K
Jan 2, 2019	Resale	Grant Deed	\$1,125,000	\$344	\$640K
Aug 8, 2012	Resale	Grant Deed	\$655,000	\$200	\$491K
Feb 21, 2006	Quitclaim	Quit Claim Transfer			
Dec 12, 2005	Resale	Grant Deed	\$1,110,000	\$340	\$888K
Dec 3, 2003	Quitclaim	Quit Claim Transfer			
Dec 3, 2003	Quitclaim	Quit Claim Transfer			
Jan 22, 2001	Quitclaim	Quit Claim Transfer			
Oct 24, 1994	Resale	Grant Deed	\$420,000	\$129	\$316K
Jan 10, 1994	Quitclaim	Quit Claim Transfer			
May 26, 1989	Resale	Grant Deed	\$410,000	\$125	\$328K

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
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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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