

Single Family Residence **RESIDENTIAL**

747 PORTSIDE CIR

ROSEVILLE, CA 95678

\$623,076 TopHap Estimate · \$315 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,977 ft²

LIVING AREA

0.13 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$623K

\$590K low

\$657K high

Last Sale

\$560,000 · Jun 1, 2021

Est. Owner Equity

\$147,636

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$6,279 (2025)
Assessed Value	\$618,281
Previous Assessed	\$606,159

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

57
WILDFIRE

58
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 25, 2021	Resale	Grant Deed	\$560,000	\$283	\$475K
Jun 5, 2015	Resale	Grant Deed	\$360,000	\$182	\$365K
Jun 5, 2015	Quitclaim	Quit Claim Transfer			
Sep 4, 2014	Resale	Grant Deed	\$245,000	\$124	
May 15, 2013	Quitclaim	Quit Claim Transfer			
Jan 3, 2013	Quitclaim	Quit Claim Transfer			
May 9, 2012	Resale	Grant Deed	\$205,000	\$104	\$197K
Oct 21, 2011	Recorded document	Grant Deed			
Mar 31, 2011	Resale	Grant Deed	\$160,000	\$81	
Nov 29, 2010	Foreclosure sale	Trustees Deed	\$153,667	\$78	
Jul 26, 1991	Resale	Grant Deed	\$174,000	\$88	\$139K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cirby Elementary School	Elementary	KG–5	1.4 mi
Oakmont High School	High	9–12	2.3 mi
Eich Middle School	Middle	6–8	2.4 mi

District: Roseville City Elementary 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 95678

81 CRIME INDEX	84 AIR POLLUTION	50,142 POPULATION	\$94K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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