

Single Family Residence **RESIDENTIAL**

944 PORTSIDE CIR

ROSEVILLE, CA 95678

\$506,049 TopHap Estimate · \$315 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,606 ft²

LIVING AREA

0.12 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$506K

\$455K low

\$558K high

Last Sale

\$387,000 · Sep 28, 2017

Est. Owner Equity

\$226,549

Loan-to-Value

55%

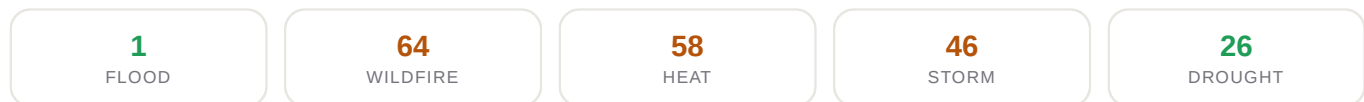
TAX & ASSESSMENT

Property Tax	\$4,571 (2025)
Assessed Value	\$449,140
Previous Assessed	\$440,334

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 6, 2017	Quitclaim	Quit Claim Transfer			
Sep 26, 2017	Resale	Grant Deed	\$387,000	\$241	\$290K
May 21, 2016	Resale	Grant Deed	\$368,000	\$229	\$361K
Jan 22, 2008	Resale	Grant Deed	\$305,000	\$190	\$275K
Mar 30, 2006	Financing	Intrafamily Transfer			\$350K
Mar 30, 2001	Non-arms-length	Grant Deed	\$41,000	\$26	
Mar 30, 2001	Resale	Grant Deed	\$188,500	\$117	\$151K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cirby Elementary School	Elementary	KG–5	1.4 mi
Oakmont High School	High	9–12	2.2 mi

Eich Middle School	Middle	6–8	2.3 mi
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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	Absentee owner
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