

Single Family Residence **RESIDENTIAL**

851 PORTSIDE CIR

ROSEVILLE, CA 95678

\$480,569 TopHap Estimate · \$338 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,422 ft²
LIVING AREA

0.13 ac
LOT SIZE

1991
YEAR BUILT

1
PARKING

VALUATION

\$481K

\$437K low

\$524K high

Last Sale

\$410,000 · Aug 6, 2020

Est. Owner Equity

\$152,569

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$4,534 (2025)
Assessed Value	\$452,670
Previous Assessed	\$443,795

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	59 WILDFIRE	58 HEAT	46 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 26, 2022	Financing	Intrafamily Transfer			
Aug 5, 2020	Resale	Grant Deed	\$410,000	\$288	\$328K
Oct 25, 2018	Resale	Grant Deed	\$377,000	\$265	\$358K
Jun 4, 2015	Resale	Grant Deed	\$300,000	\$211	
Apr 29, 2010	Resale	Grant Deed	\$200,000	\$141	
Apr 5, 2010	Foreclosure sale	Trustees Deed	\$212,500	\$149	
Jun 14, 1991	Resale	Grant Deed	\$151,500	\$107	\$121K

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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