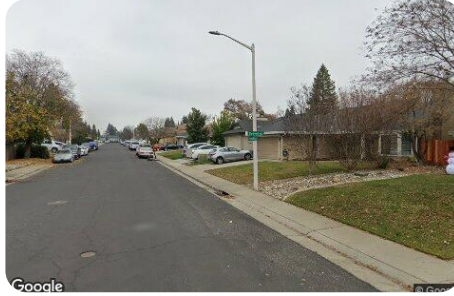


Single Family Residence **RESIDENTIAL**

904 PORTSIDE CIR

ROSEVILLE, CA 95678

\$430,064 TopHap Estimate · \$347 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,239 ft²

LIVING AREA

0.12 ac

LOT SIZE

1991

YEAR BUILT

1

PARKING

VALUATION

\$430K

\$399K low

\$462K high

Last Sale

\$120,000 · Feb 16, 1996

Est. Owner Equity

\$329,064

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$2,010 (2025)
Assessed Value	\$202,626
Previous Assessed	\$198,654

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

64
WILDFIRE

58
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 15, 2022	Financing	Intrafamily Transfer			
Apr 18, 2012	Recorded document	Affidavit Of Death			
Apr 18, 2012	Quitclaim	Quit Claim Transfer			\$101K
Oct 17, 2002	Financing	Grant Deed			\$118K
Feb 16, 1996	Resale	Grant Deed	\$120,000	\$97	\$122K
Jul 3, 1991	Resale	Grant Deed	\$140,000	\$113	
May 23, 1991	Resale	Grant Deed	\$140,000	\$113	

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
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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	Owner occupied
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