

Single Family Residence **RESIDENTIAL**

784 PORTSIDE CIR

ROSEVILLE, CA 95678

\$508,738 TopHap Estimate · \$299 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,702 ft²

LIVING AREA

0.18 ac

LOT SIZE

1991

YEAR BUILT

1

PARKING

VALUATION

\$509K

\$453K low

\$564K high

Est. Owner Equity

\$408,738

Loan-to-Value

19%

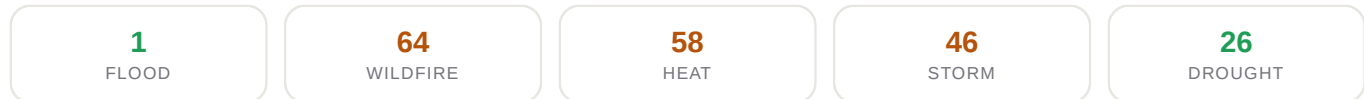
TAX & ASSESSMENT

Property Tax	\$4,440 (2025)
Assessed Value	\$443,336
Previous Assessed	\$434,644

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 2, 2018	Quitclaim	Quit Claim Transfer			
Feb 6, 2017	Recorded document	Grant Deed			
Jun 28, 1991	Resale	Grant Deed	\$160,000	\$94	\$128K

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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