

Single Family Residence **RESIDENTIAL**

760 PORTSIDE CIR

ROSEVILLE, CA 95678

\$565,938 TopHap Estimate · \$286 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,977 ft²

LIVING AREA

0.12 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$566K

\$557K low

\$575K high

Est. Owner Equity

\$381,938

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,819 (2025)
Assessed Value	\$282,740
Previous Assessed	\$277,197

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
Dec 4, 2022	Financing	Intrafamily Transfer			

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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