

Single Family Residence **RESIDENTIAL**

961 PORTSIDE CIR

ROSEVILLE, CA 95678

\$492,180 TopHap Estimate · \$323 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,522 ft²

LIVING AREA

0.13 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$492K

\$441K low

\$543K high

Last Sale

\$177,500 · Feb 16, 2001

Est. Owner Equity

\$357,180

Loan-to-Value

28%

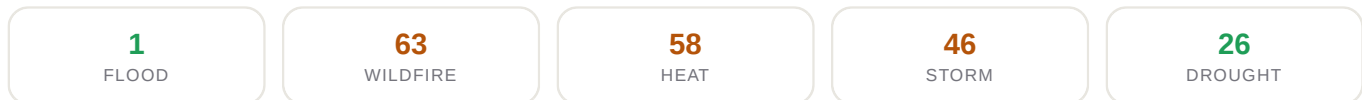
TAX & ASSESSMENT

Property Tax	\$2,718 (2025)
Assessed Value	\$272,789
Previous Assessed	\$267,441

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
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 5, 2013	Quitclaim	Quit Claim Transfer			
Feb 16, 2001	Resale	Trustees Deed	\$177,500	\$117	\$128K
Feb 16, 2001	Non-arms-length	Trustees Deed	\$41,000	\$27	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cirby Elementary School	Elementary	KG–5	1.3 mi
Oakmont High School	High	9–12	2.2 mi
Eich Middle School	Middle	6–8	2.3 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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