

Single Family Residence **RESIDENTIAL**

864 PORTSIDE CIR

ROSEVILLE, CA 95678

\$488,751 TopHap Estimate · \$394 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

1,239 ft²
LIVING AREA

0.16 ac
LOT SIZE

1991
YEAR BUILT

1
PARKING

VALUATION

\$489K

\$442K low

\$536K high

Last Sale

\$425,000 · Feb 26, 2021

Est. Owner Equity

\$110,501

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$4,774 (2025)
Assessed Value	\$469,231
Previous Assessed	\$460,031

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

65
WILDFIRE

58
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 20, 2021	Resale	Grant Deed	\$425,000	\$343	\$378K
Aug 10, 2016	Resale	Grant Deed	\$325,000	\$262	\$260K
Mar 28, 2005	Resale	Grant Deed	\$377,000	\$304	\$299K
Feb 13, 2002	Quitclaim	Quit Claim Transfer			\$158K
Feb 13, 2002	Quitclaim	Quit Claim Transfer			
Sep 24, 1991	Resale	Grant Deed	\$149,500	\$121	\$135K

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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