

Single Family Residence **RESIDENTIAL**

803 PORTSIDE CIR

ROSEVILLE, CA 95678

\$559,383 TopHap Estimate · \$283 / ft² · confidence 91 · 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

\$559K

\$507K low

\$611K high

Last Sale

\$206,000 · Sep 7, 2012

Est. Owner Equity

\$254,837

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,648 (2025)
Assessed Value	\$258,736
Previous Assessed	\$253,664

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	44 WILDFIRE	58 HEAT	46 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 4, 2012	Quitclaim	Quit Claim Transfer			
Sep 4, 2012	Resale	Grant Deed	\$206,000	\$104	
Nov 8, 2004	Resale	Grant Deed	\$381,000	\$193	\$305K
Nov 8, 2002	Resale	Grant Deed	\$250,000	\$126	\$200K
Apr 4, 1997	Quitclaim	Quit Claim Transfer			
Apr 4, 1997	Resale	Trustees Deed	\$151,000	\$76	\$148K
Nov 30, 1992	Quitclaim	Quit Claim Transfer			\$155K

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	Absentee owner
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