

Single Family Residence **RESIDENTIAL**

640 PORTSIDE CIR

ROSEVILLE, CA 95678

\$470,626 TopHap Estimate · \$331 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,422 ft²

LIVING AREA

0.12 ac

LOT SIZE

1992

YEAR BUILT

1

PARKING

VALUATION

\$471K

\$428K low

\$513K high

Last Sale

\$220,000 · Dec 10, 2002

Est. Owner Equity

\$307,709

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$3,317 (2025)
Assessed Value	\$324,982
Previous Assessed	\$318,611

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

63
WILDFIRE

58
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 10, 2002	Resale	Grant Deed	\$220,000	\$155	\$170K
Dec 10, 2002	Quitclaim	Quit Claim Transfer			
Jan 12, 1999	Financing	Grant Deed			\$129K
Jun 1, 1992	Resale	Grant Deed	\$151,000	\$106	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cirby Elementary School	Elementary	KG–5	1.3 mi
Oakmont High School	High	9–12	2.1 mi
Eich Middle School	Middle	6–8	2.2 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	Absentee owner
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