

Single Family Residence **RESIDENTIAL**

# 648 PORTSIDE CIR

ROSEVILLE, CA 95678

**\$495,137** TopHap Estimate · \$311 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,594 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1992**

YEAR BUILT

**1**

PARKING

## VALUATION

**\$495K**

\$449K low

\$542K high

Est. Owner Equity

**\$118,037**

Loan-to-Value

**75%**

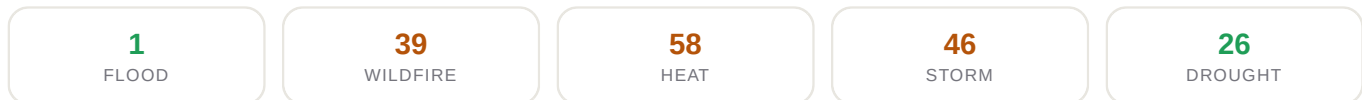
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,463 (2025) |
| Assessed Value    | \$346,535      |
| Previous Assessed | \$339,741      |

## 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          | In-Ground Pool          |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jul 19, 2018 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Mar 16, 1992 | Resale    | Grant Deed          | \$140,000 | \$88               | \$133K |

## 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    | 2.2 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>50,142</b><br>POPULATION | <b>\$94K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|