

Single Family Residence **RESIDENTIAL**

704 PORTSIDE CIR

ROSEVILLE, CA 95678

\$426,811 TopHap Estimate · \$344 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,239 ft²

LIVING AREA

0.12 ac

LOT SIZE

1991

YEAR BUILT

1

PARKING

VALUATION

\$427K

\$393K low

\$461K high

Last Sale

\$118,500 · Mar 10, 1998

Est. Owner Equity

\$274,711

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$2,304 (2025)
Assessed Value	\$231,757
Previous Assessed	\$227,214

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

1
FLOOD

42
WILDFIRE

58
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 16, 2017	Financing	Intrafamily Transfer			\$152K
Jun 3, 2005	Quitclaim	Quit Claim Transfer			
Jun 3, 2005	Recorded document	Affidavit Of Death			
May 10, 2002	Quitclaim	Quit Claim Transfer			

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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