

Single Family Residence **RESIDENTIAL**

712 PORTSIDE CIR

ROSEVILLE, CA 95678

\$431,288 TopHap Estimate · \$348 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,239 ft²

LIVING AREA

0.12 ac

LOT SIZE

1991

YEAR BUILT

1

PARKING

VALUATION

\$431K

\$397K low

\$465K high

Last Sale

\$362,000 · Apr 21, 2020

Est. Owner Equity

\$151,288

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$4,113 (2025)
Assessed Value	\$403,811
Previous Assessed	\$395,894

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
Mar 16, 2020	Resale	Grant Deed	\$362,000	\$292	\$280K
Sep 10, 2018	Quitclaim	Quit Claim Transfer			
Nov 12, 2007	Recorded document	Grant Deed			
Oct 22, 2007	Resale	Grant Deed	\$160,000	\$129	
Apr 19, 2007	Resale	Grant Deed	\$160,000	\$129	
Jul 27, 2005	Quitclaim	Quit Claim Transfer			
Jul 8, 2005	Financing	Intrafamily Transfer			\$118K
Jan 30, 1997	Quitclaim	Quit Claim Transfer			
Jan 13, 1997	Quitclaim	Quit Claim Transfer			
Jan 13, 1997	Resale	Trustees Deed	\$124,000	\$100	\$74K
Jul 30, 1993	Quitclaim	Quit Claim Transfer			\$87K

Aug 28, 1991	Resale	Grant Deed	\$151,000	\$122	\$89K
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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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