

Single Family Residence **RESIDENTIAL**

696 PORTSIDE CIR

ROSEVILLE, CA 95678

\$471,038 TopHap Estimate · \$331 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,422 ft²

LIVING AREA

0.12 ac

LOT SIZE

1991

YEAR BUILT

1

PARKING

VALUATION

\$471K

\$434K low

\$508K high

Last Sale

\$130,000 · Jul 13, 1994

Est. Owner Equity

\$284,538

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$2,212 (2025)
Assessed Value	\$222,688
Previous Assessed	\$218,322

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	41 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
Feb 27, 2015	Quitclaim	Quit Claim Transfer			\$82K
Dec 24, 2009	Financing	Intrafamily Transfer			\$105K
Sep 4, 2008	Recorded document	Affidavit Of Death			
Jul 13, 1994	Resale	Grant Deed	\$130,000	\$91	\$104K
Mar 24, 1992	Resale	Grant Deed	\$145,000	\$102	\$131K

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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