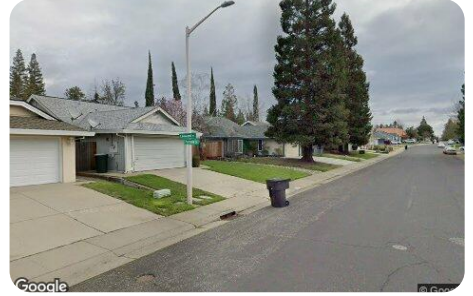


Single Family Residence **RESIDENTIAL**

688 PORTSIDE CIR

ROSEVILLE, CA 95678

\$498,950 TopHap Estimate · \$403 / ft² · confidence 82 · 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

\$499K

\$409K low

\$589K high

Last Sale

\$485,000 · Apr 30, 2025

Est. Owner Equity

\$110,950

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$3,192 (2025)
Assessed Value	\$494,700
Previous Assessed	\$306,461

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
Apr 29, 2025	Financing	Intrafamily Transfer			
Apr 22, 2025	Resale	Grant Deed	\$485,000	\$391	\$388K
Oct 30, 2024	Financing	Intrafamily Transfer			\$275K
Jan 6, 2015	Resale	Grant Deed	\$255,000	\$206	\$204K
Jan 26, 2011	Resale	Grant Deed	\$185,000	\$149	\$148K
Jul 20, 2004	Quitclaim	Quit Claim Transfer			
May 14, 2003	Quitclaim	Quit Claim Transfer			\$108K
Dec 30, 1997	Quitclaim	Quit Claim Transfer			\$113K
Jul 30, 1996	Resale	Grant Deed	\$121,000	\$98	\$113K
May 4, 1992	Resale	Grant Deed	\$140,000	\$113	\$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	2.3 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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