

Single Family Residence **RESIDENTIAL**

1032 PORTSIDE CIR

ROSEVILLE, CA 95678

\$484,560 TopHap Estimate · \$348 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,392 ft²

LIVING AREA

0.17 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$485K

\$440K low

\$529K high

Last Sale

\$311,000 · May 13, 2016

Est. Owner Equity

\$169,495

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$2,022 (2025)
Assessed Value	\$375,513
Previous Assessed	\$368,151

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

37
WILDFIRE

58
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 11, 2016	Resale	Grant Deed	\$311,000	\$223	\$315K
Apr 4, 2016	Non-arms-length	Trustees Deed	\$300,000	\$216	
Dec 8, 2011	Quitclaim	Quit Claim Transfer			
Oct 22, 2003	Resale	Grant Deed	\$305,000	\$219	\$220K
Dec 31, 1999	Financing	Grant Deed			\$161K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cirby Elementary School	Elementary	KG–5	1.3 mi
Oakmont High School	High	9–12	2.1 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

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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