

Single Family Residence **RESIDENTIAL**

832 PORTSIDE CIR

ROSEVILLE, CA 95678

\$430,697 TopHap Estimate · \$348 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,239 ft²

LIVING AREA

0.13 ac

LOT SIZE

1991

YEAR BUILT

1

PARKING

VALUATION

\$431K

\$400K low

\$461K high

Last Sale

\$240,000 · Jun 13, 2013

Est. Owner Equity

\$180,697

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$3,079 (2025)
Assessed Value	\$301,441
Previous Assessed	\$295,531

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

65
WILDFIRE

58
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 3, 2019	Financing	Intrafamily Transfer			\$250K
Jun 10, 2013	Resale	Grant Deed	\$240,000	\$194	\$228K
Jun 10, 2013	Quitclaim	Quit Claim Transfer			
Mar 3, 2004	Resale	Grant Deed	\$278,182	\$225	\$224K
Apr 3, 2002	Quitclaim	Quit Claim Transfer			
Feb 25, 1998	Resale	Grant Deed	\$130,000	\$105	\$117K
Jul 3, 1996	Resale	Grant Deed	\$125,000	\$101	\$88K
Jun 18, 1996	Resale	Grant Deed	\$125,000	\$101	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cirby Elementary School	Elementary	KG–5	1.4 mi
Oakmont High School	High	9–12	2.3 mi
Eich Middle School	Middle	6–8	2.4 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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