

Single Family Residence **RESIDENTIAL**

840 PORTSIDE CIR

ROSEVILLE, CA 95678

\$527,834 TopHap Estimate · \$371 / ft² · confidence 89 · 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

\$528K

\$470K low

\$585K high

Last Sale

\$502,000 · Jul 8, 2021

Est. Owner Equity

\$77,834

Loan-to-Value

80%

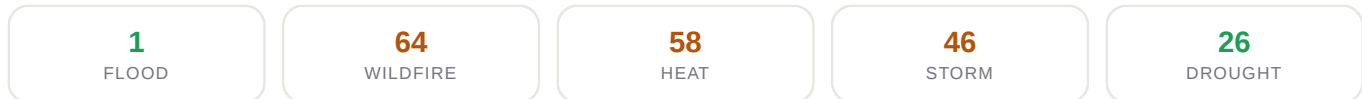
TAX & ASSESSMENT

Property Tax	\$5,391 (2025)
Assessed Value	\$505,000
Previous Assessed	\$520,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2021	Resale	Grant Deed	\$502,000	\$353	\$450K
Jun 1, 2021	Financing	Intrafamily Transfer			
Jul 29, 2019	Quitclaim	Quit Claim Transfer			
Aug 21, 2014	Resale	Grant Deed	\$288,000	\$203	\$283K
Feb 7, 2005	Resale	Grant Deed	\$333,000	\$234	\$200K
Jul 26, 1993	Resale	Grant Deed	\$137,000	\$96	\$63K
Apr 5, 1991	Resale	Grant Deed	\$150,000	\$105	\$120K

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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