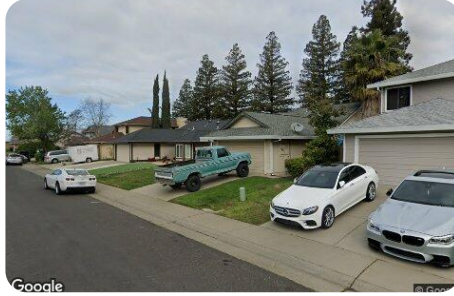


Single Family Residence **RESIDENTIAL**

736 PORTSIDE CIR

ROSEVILLE, CA 95678

\$574,096 TopHap Estimate · \$290 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

1,977 ft²

LIVING AREA

0.12 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$574K

\$542K low

\$607K high

Last Sale

\$535,000 · Dec 30, 2021

Est. Owner Equity

\$6,596

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$5,811 (2025)
Assessed Value	\$579,099
Previous Assessed	\$567,745

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

52
WILDFIRE

58
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 29, 2021	Resale	Grant Deed	\$535,000	\$271	\$493K
Oct 3, 2016	Quitclaim	Quit Claim Transfer			
Oct 5, 2016	Quitclaim	Quit Claim Transfer			
Sep 30, 2016	Resale	Grant Deed	\$314,000	\$159	\$308K
Jul 7, 2014	Quitclaim	Quit Claim Transfer			
Jun 4, 2004	Resale	Grant Deed	\$355,000	\$180	\$195K
Feb 14, 1992	Resale	Grant Deed	\$172,000	\$87	\$116K

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	2.3 mi
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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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