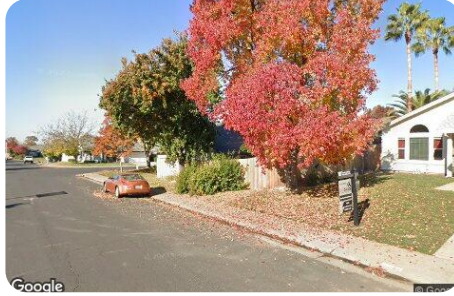


Single Family Residence **RESIDENTIAL**

923 PORTSIDE CIR

ROSEVILLE, CA 95678

\$586,288 TopHap Estimate · \$297 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,977 ft²

LIVING AREA

0.2 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$586K

\$530K low

\$643K high

Last Sale

\$510,000 · Dec 29, 2020

Est. Owner Equity

\$41,788

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$5,721 (2025)
Assessed Value	\$563,078
Previous Assessed	\$552,038

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	64 WILDFIRE	58 HEAT	46 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 20, 2021	Financing	Intrafamily Transfer			
Dec 12, 2020	Resale	Grant Deed	\$510,000	\$258	\$485K
Oct 6, 2015	Resale	Grant Deed	\$330,000	\$167	\$324K
Nov 14, 2003	Resale	Grant Deed	\$322,000	\$163	\$250K
Nov 14, 1996	Resale	Grant Deed	\$153,000	\$77	\$153K
Jan 15, 1993	Resale	Grant Deed	\$162,000	\$82	\$146K
Dec 20, 1991	Resale	Grant Deed	\$170,000	\$86	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cirby Elementary School	Elementary	KG–5	1.4 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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