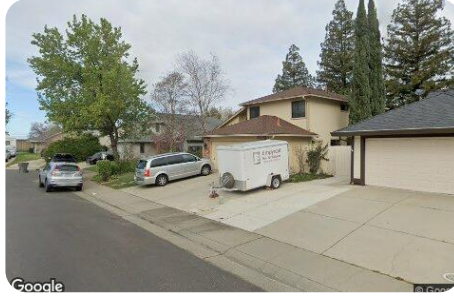


Single Family Residence **RESIDENTIAL**

752 PORTSIDE CIR

ROSEVILLE, CA 95678

\$483,218 TopHap Estimate · \$340 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,422 ft²

LIVING AREA

0.12 ac

LOT SIZE

1991

YEAR BUILT

1

PARKING

VALUATION

\$483K

\$439K low

\$527K high

Last Sale

\$446,500 · Jan 22, 2021

Est. Owner Equity

\$483,218

TAX & ASSESSMENT

Property Tax	\$4,941 (2025)
Assessed Value	\$492,967
Previous Assessed	\$483,302

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

46
WILDFIRE

58
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 25, 2023	Financing	Intrafamily Transfer			
Jan 20, 2021	Resale	Grant Deed	\$446,500	\$314	
Aug 7, 2014	Resale	Grant Deed	\$290,000	\$204	\$276K
Dec 21, 2004	Financing	Intrafamily Transfer			\$188K
Nov 26, 2002	Resale	Grant Deed	\$235,000	\$165	\$188K
Nov 26, 2002	Quitclaim	Quit Claim Transfer			

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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