

Single Family Residence **RESIDENTIAL**

808 PORTSIDE CIR

ROSEVILLE, CA 95678

\$479,723 TopHap Estimate · \$337 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,422 ft²

LIVING AREA

0.13 ac

LOT SIZE

1991

YEAR BUILT

1

PARKING

VALUATION

\$480K

\$438K low

\$522K high

Last Sale

\$234,500 · May 23, 2002

Est. Owner Equity

\$185,623

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,561 (2025)
Assessed Value	\$356,316
Previous Assessed	\$349,330

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	In-Ground Pool

CLIMATE RISK

1
FLOOD

62
WILDFIRE

58
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2015	Quitclaim	Quit Claim Transfer			
May 23, 2002	Resale	Grant Deed	\$234,500	\$165	\$188K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------