

Single Family Residence **RESIDENTIAL**

896 PORTSIDE CIR

ROSEVILLE, CA 95678

\$479,692 TopHap Estimate · \$337 / ft² · confidence 92 · 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

\$480K

\$439K low

\$520K high

Last Sale

\$214,500 · Mar 15, 2002

Est. Owner Equity

\$0

Loan-to-Value

133%

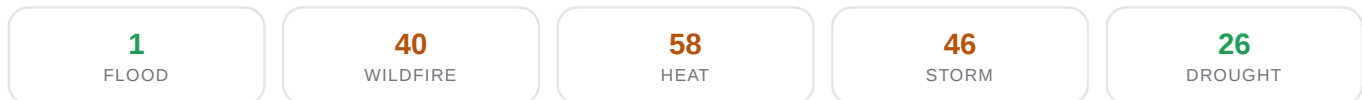
TAX & ASSESSMENT

Property Tax	\$3,227 (2025)
Assessed Value	\$323,197
Previous Assessed	\$316,861

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 15, 2002	Resale	Grant Deed	\$214,500	\$151	\$215K
Mar 15, 2002	Quitclaim	Quit Claim Transfer			
Jun 21, 1991	Non-arms-length	Grant Deed	\$158,000	\$111	\$142K

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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