

Single Family Residence **RESIDENTIAL**

744 PORTSIDE CIR

ROSEVILLE, CA 95678

\$468,110 TopHap Estimate · \$329 / 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

\$468K

\$427K low

\$510K high

Last Sale

\$161,500 · Aug 18, 2011

Est. Owner Equity

\$233,010

Loan-to-Value

51%

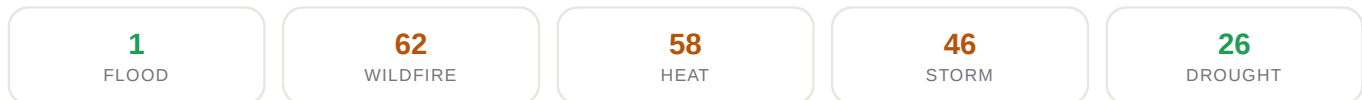
TAX & ASSESSMENT

Property Tax	\$2,125 (2025)
Assessed Value	\$206,898
Previous Assessed	\$202,842

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
Jun 22, 2018	Quitclaim	Quit Claim Transfer			
Aug 11, 2011	Recorded document	Grant Deed			
Aug 11, 2011	Resale	Grant Deed	\$161,500	\$114	\$129K
May 27, 2011	Quitclaim	Quit Claim Transfer			
Sep 27, 2005	Quitclaim	Quit Claim Transfer			
Jun 1, 2004	Quitclaim	Quit Claim Transfer			
Apr 12, 2004	Quitclaim	Quit Claim Transfer			
Apr 12, 2004	Quitclaim	Quit Claim Transfer			
Apr 12, 2004	Quitclaim	Quit Claim Transfer			\$205K
Mar 30, 2001	Resale	Grant Deed	\$185,000	\$130	\$198K

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	Absentee owner
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