

Single Family Residence **RESIDENTIAL**

945 PORTSIDE CIR

ROSEVILLE, CA 95678

\$522,307 TopHap Estimate · \$343 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,522 ft²
LIVING AREA

0.14 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$522K

\$466K low

\$579K high

Last Sale

\$485,000 · Apr 16, 2021

Est. Owner Equity

\$142,307

Loan-to-Value

69%

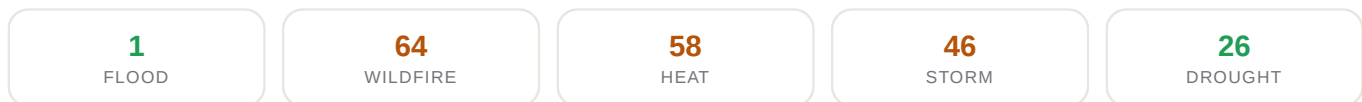
TAX & ASSESSMENT

Property Tax	\$5,402 (2025)
Assessed Value	\$535,474
Previous Assessed	\$521,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
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
Apr 13, 2021	Resale	Grant Deed	\$485,000	\$319	\$380K
Feb 26, 2001	Resale	Trustees Deed	\$183,000	\$120	\$155K
Feb 26, 2001	Non-arms-length	Trustees Deed	\$41,000	\$27	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cirby Elementary School	Elementary	KG–5	1.3 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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