

Single Family Residence **RESIDENTIAL**

856 PORTSIDE CIR

ROSEVILLE, CA 95678

\$499,755 TopHap Estimate · \$294 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,702 ft²

LIVING AREA

0.14 ac

LOT SIZE

1991

YEAR BUILT

1

PARKING

VALUATION

\$500K

\$450K low

\$550K high

Last Sale

\$172,000 · Dec 30, 1999

Est. Owner Equity

\$328,755

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,758 (2025)
Assessed Value	\$269,622
Previous Assessed	\$264,336

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	64 WILDFIRE	58 HEAT	46 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 30, 1999	Resale	Grant Deed	\$172,000	\$101	\$138K
Feb 4, 1999	Quitclaim	Quit Claim Transfer			
Jan 27, 1999	Quitclaim	Quit Claim Transfer			\$152K
Oct 12, 1995	Quitclaim	Quit Claim Transfer			
Aug 7, 1991	Resale	Grant Deed	\$168,500	\$99	\$160K

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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