

Single Family Residence **RESIDENTIAL**

880 PORTSIDE CIR

ROSEVILLE, CA 95678

\$534,965 TopHap Estimate · \$376 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,422 ft²

LIVING AREA

0.12 ac

LOT SIZE

1991

YEAR BUILT

1

PARKING

VALUATION

\$535K

\$487K low

\$582K high

Last Sale

\$505,000 · May 21, 2021

Est. Owner Equity

\$17,025

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$5,422 (2025)
Assessed Value	\$515,000
Previous Assessed	\$530,000

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	In-Ground Pool

CLIMATE RISK

1
FLOOD

60
WILDFIRE

58
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 17, 2021	Resale	Grant Deed	\$505,000	\$355	\$486K
Sep 5, 2018	Resale	Grant Deed	\$364,000	\$256	\$353K
Jul 6, 2015	Financing	Intrafamily Transfer			\$136K
May 26, 2000	Resale	Grant Deed	\$170,000	\$120	\$153K

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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