

Single Family Residence **RESIDENTIAL**

888 PORTSIDE CIR

ROSEVILLE, CA 95678

\$447,473 TopHap Estimate · \$361 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,239 ft²

LIVING AREA

0.12 ac

LOT SIZE

1991

YEAR BUILT

1

PARKING

VALUATION

\$447K

\$412K low

\$483K high

Last Sale

\$310,000 · Sep 5, 2018

Est. Owner Equity

\$205,989

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$3,597 (2025)
Assessed Value	\$352,722
Previous Assessed	\$345,807

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

1 FLOOD	65 WILDFIRE	58 HEAT	46 STORM	26 DROUGHT
-------------------	-----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 22, 2018	Resale	Grant Deed	\$310,000	\$250	\$210K
Aug 26, 2016	Resale	Grant Deed	\$310,000	\$250	
Jul 17, 2015	Quitclaim	Quit Claim Transfer			
Jul 1, 2014	Quitclaim	Quit Claim Transfer			
Jul 1, 2014	Resale	Grant Deed	\$282,000	\$228	\$175K
Jun 27, 2014	Quitclaim	Quit Claim Transfer			
Sep 29, 2000	Resale	Grant Deed	\$170,500	\$138	\$136K

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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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