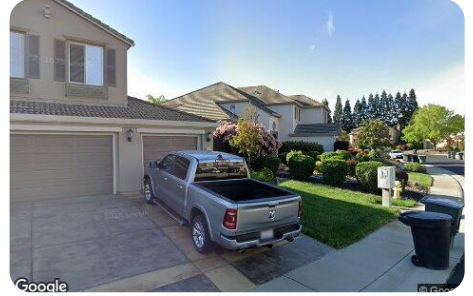


Single Family Residence **RESIDENTIAL**

8296 TAIL RACE DR

ROSEVILLE, CA 95747

\$951,689 TopHap Estimate · \$266 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

3,579 ft²

LIVING AREA

0.26 ac

LOT SIZE

2002

YEAR BUILT

4

PARKING

VALUATION

\$952K

\$915K low

\$989K high

Est. Owner Equity

\$203,689

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$7,429 (2025)
Assessed Value	\$726,936
Previous Assessed	\$712,683

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

57
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 7, 2024	Financing	Intrafamily Transfer			
Mar 16, 2015	Financing	Intrafamily Transfer			\$520K
Apr 5, 2013	Resale	Grant Deed	\$547,500	\$153	\$530K
Apr 5, 2013	Quitclaim	Quit Claim Transfer			
Mar 1, 2007	Resale	Grant Deed	\$585,000	\$163	\$468K
Mar 1, 2007	Quitclaim	Quit Claim Transfer			
Jan 10, 2007	Quitclaim	Quit Claim Transfer			\$200K
Jan 10, 2007	Quitclaim	Quit Claim Transfer			
Jan 10, 2007	Recorded document	Affidavit Of Death			
Aug 5, 2006	Quitclaim	Quit Claim Transfer			
Jun 26, 2002	Resale	Grant Deed	\$411,000	\$115	\$301K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Oaks Elementary School	Elementary	KG–5	0.2 mi
Cooley Middle School	Middle	6–8	0.5 mi
Woodcreek High School	High	9–12	1.7 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 95747

47 CRIME INDEX	85 AIR POLLUTION	80,171 POPULATION	\$128K 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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