

Single Family Residence **RESIDENTIAL**

8248 TAIL RACE DR

ROSEVILLE, CA 95747

\$817,773 TopHap Estimate · \$264 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,098 ft²

LIVING AREA

0.22 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$818K

\$782K low

\$854K high

Last Sale

\$475,000 · Oct 16, 2014

Est. Owner Equity

\$692,773

Loan-to-Value

15%

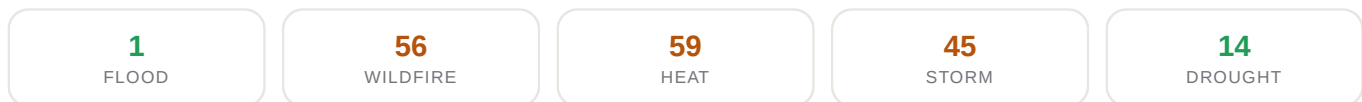
TAX & ASSESSMENT

Property Tax	\$5,969 (2025)
Assessed Value	\$582,285
Previous Assessed	\$570,868

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.22
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
Jul 20, 2015	Quitclaim	Quit Claim Transfer			
Oct 8, 2014	Resale	Grant Deed	\$475,000	\$153	\$125K
Jun 8, 2011	Resale	Grant Deed	\$386,000	\$125	\$394K
May 23, 2007	Resale	Grant Deed	\$540,000	\$174	\$405K
Dec 29, 2003	Resale	Grant Deed	\$505,000	\$163	\$404K
Oct 25, 2000	Resale	Grant Deed	\$343,500	\$111	\$268K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Oaks Elementary School	Elementary	KG–5	0.1 mi
Cooley Middle School	Middle	6–8	0.4 mi
Woodcreek High School	High	9–12	1.8 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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