

Single Family Residence

RESIDENTIAL

8280 TAIL RACE DR

ROSEVILLE, CA 95747

\$886,926 TopHap Estimate · \$248 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,579 ft²

LIVING AREA

0.21 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$887K

\$834K low

\$940K high

Last Sale

\$424,000 · Jun 27, 2002

Est. Owner Equity

\$257,382

Loan-to-Value

68%

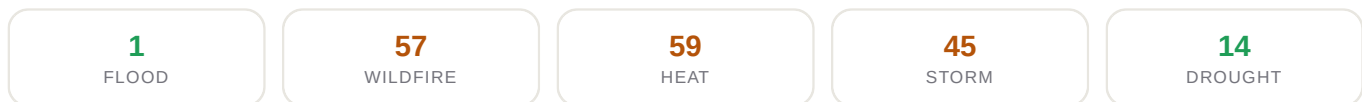
TAX & ASSESSMENT

Property Tax	\$6,606 (2025)
Assessed Value	\$638,311
Previous Assessed	\$625,796

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.21
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
Jun 29, 2017	Financing	Trustees Deed			\$225K
Jun 27, 2002	Resale	Grant Deed	\$424,000	\$118	\$331K

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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