

Single Family Residence **RESIDENTIAL**

8305 TAIL RACE DR

ROSEVILLE, CA 95747

\$844,047 TopHap Estimate · \$290 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,912 ft²

LIVING AREA

0.23 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$844K

\$821K low

\$867K high

Last Sale

\$679,000 · Dec 24, 2020

Est. Owner Equity

\$54,097

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$8,158 (2025)
Assessed Value	\$791,998
Previous Assessed	\$776,469

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

65
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 23, 2020	Resale	Grant Deed	\$679,000	\$233	\$703K
Apr 4, 2012	Quitclaim	Quit Claim Transfer			
Nov 30, 2011	Quitclaim	Quit Claim Transfer			\$356K
Aug 19, 2004	Resale	Grant Deed	\$558,000	\$192	\$400K
Aug 31, 2001	Resale	Grant Deed	\$352,000	\$121	\$275K

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

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

OWNERSHIP

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