

Single Family Residence **RESIDENTIAL**

8200 TAIL RACE DR

ROSEVILLE, CA 95747

\$912,076 TopHap Estimate · \$277 / ft² · confidence 98 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,291 ft²
LIVING AREA

0.26 ac
LOT SIZE

2000
YEAR BUILT

3
PARKING

VALUATION

\$912K

\$893K low

\$931K high

Last Sale

\$370,000 · Dec 15, 2000

Est. Owner Equity

\$107,076

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$8,427 (2025)
Assessed Value	\$825,787
Previous Assessed	\$809,596

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

51
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 5, 2019	Financing	Intrafamily Transfer			\$400K
Apr 29, 2003	Resale	Grant Deed	\$559,000	\$170	\$447K

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	1.7 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
-----------	----------------