

Single Family Residence **RESIDENTIAL**

8297 TAIL RACE DR

ROSEVILLE, CA 95747

\$1,009,306 TopHap Estimate · \$282 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

3,579 ft²
LIVING AREA

0.28 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$1M

\$948K low

\$1.1M high

Last Sale

\$649,000 · May 26, 2017

Est. Owner Equity

\$540,606

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$7,847 (2025)
Assessed Value	\$768,276
Previous Assessed	\$753,213

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.28
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	57 WILDFIRE	59 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 20, 2020	Financing	Intrafamily Transfer			\$469K
May 25, 2017	Resale	Grant Deed	\$649,000	\$181	\$489K
Feb 16, 2005	Financing	Intrafamily Transfer			\$536K
Nov 14, 2003	Resale	Grant Deed	\$550,000	\$154	\$440K
Aug 31, 2001	Resale	Grant Deed	\$412,500	\$115	\$150K

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	1.8 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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