

Single Family Residence **RESIDENTIAL**

8256 TAIL RACE DR

ROSEVILLE, CA 95747

\$949,666 TopHap Estimate · \$275 / ft² · confidence 98 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,453 ft²

LIVING AREA

0.27 ac

LOT SIZE

2000

YEAR BUILT

3

PARKING

VALUATION

\$950K

\$928K low

\$972K high

Last Sale

\$925,000 · Sep 1, 2023

Est. Owner Equity

\$223,466

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$9,080 (2025)
Assessed Value	\$894,000
Previous Assessed	\$866,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

56
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 25, 2023	Resale	Grant Deed	\$925,000	\$268	\$726K
Dec 7, 2000	Resale	Grant Deed	\$361,000	\$105	\$130K

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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