

Single Family Residence **RESIDENTIAL**

8208 TAIL RACE DR

ROSEVILLE, CA 95747

\$975,000 TopHap Estimate · \$270 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

3,615 ft²

LIVING AREA

0.25 ac

LOT SIZE

2000

YEAR BUILT

4

PARKING

VALUATION

\$975K

\$930K low

\$1M high

Last Sale

\$584,000 · Jun 7, 2016

Est. Owner Equity

\$308,000

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$7,209 (2025)
Assessed Value	\$705,153
Previous Assessed	\$691,327

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.25
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

53
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 21, 2016	Resale	Grant Deed	\$584,000	\$162	\$417K
Mar 10, 2006	Quitclaim	Quit Claim Transfer			

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