

Single Family Residence **RESIDENTIAL**

8272 TAIL RACE DR

ROSEVILLE, CA 95747

\$850,948 TopHap Estimate · \$259 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,291 ft²

LIVING AREA

0.21 ac

LOT SIZE

2002

YEAR BUILT

3

PARKING

VALUATION

\$851K

\$807K low

\$895K high

Last Sale

\$545,000 · Sep 19, 2016

Est. Owner Equity

\$429,548

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$6,603 (2025)
Assessed Value	\$645,161
Previous Assessed	\$632,512

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

59
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 14, 2016	Resale	Grant Deed	\$545,000	\$166	\$436K
Dec 19, 2005	Financing	Intrafamily Transfer			\$423K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Oaks Elementary School	Elementary	KG–5	0.2 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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