

Single Family Residence **RESIDENTIAL**

8288 TAIL RACE DR

ROSEVILLE, CA 95747

\$816,989 TopHap Estimate · \$264 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,098 ft²

LIVING AREA

0.23 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$817K

\$774K low

\$860K high

Last Sale

\$445,000 · May 29, 2014

Est. Owner Equity

\$285,989

Loan-to-Value

63%

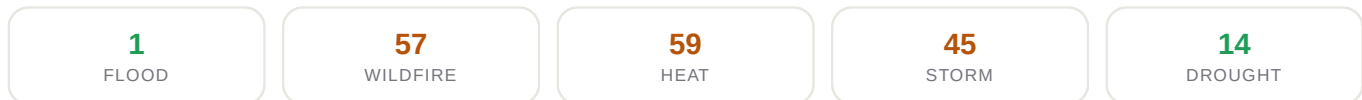
TAX & ASSESSMENT

Property Tax	\$5,707 (2025)
Assessed Value	\$556,407
Previous Assessed	\$545,498

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 8, 2022	Financing	Intrafamily Transfer			
May 22, 2014	Resale	Grant Deed	\$445,000	\$144	\$330K
Jun 17, 2002	Resale	Grant Deed	\$387,500	\$125	\$301K

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	1.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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