

Single Family Residence **RESIDENTIAL**

8304 TAIL RACE DR

ROSEVILLE, CA 95747

\$952,159 TopHap Estimate · \$266 / ft² · confidence 86 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

3,579 ft²
LIVING AREA

0.25 ac
LOT SIZE

2002
YEAR BUILT

4
PARKING

VALUATION

\$952K

\$821K low

\$1.1M high

Last Sale

\$437,500 · Jun 21, 2002

Est. Owner Equity

\$522,609

Loan-to-Value

44%

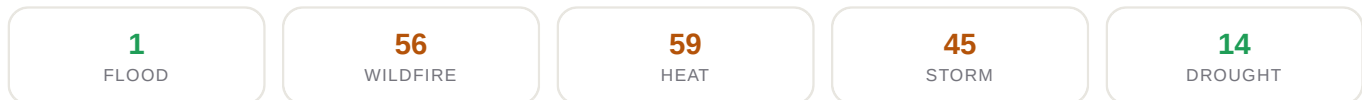
TAX & ASSESSMENT

Property Tax	\$7,098 (2025)
Assessed Value	\$694,163
Previous Assessed	\$680,553

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	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

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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