

Single Family Residence **RESIDENTIAL**

8320 TAIL RACE DR

ROSEVILLE, CA 95747

\$834,409 TopHap Estimate · \$287 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,912 ft²

LIVING AREA

0.27 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$834K

\$790K low

\$879K high

Last Sale

\$390,500 · Jun 20, 2002

Est. Owner Equity

\$0

Loan-to-Value

126%

TAX & ASSESSMENT

Property Tax	\$7,452 (2025)
Assessed Value	\$611,422
Previous Assessed	\$599,434

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

55
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 12, 2016	Financing	Intrafamily Transfer			\$417K
Jun 20, 2002	Resale	Grant Deed	\$390,500	\$134	\$300K

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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