

Single Family Residence **RESIDENTIAL**

8321 TAIL RACE DR

ROSEVILLE, CA 95747

\$893,605 TopHap Estimate · \$247 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

3,615 ft²
LIVING AREA

0.21 ac
LOT SIZE

2001
YEAR BUILT

4
PARKING

VALUATION

\$894K

\$865K low

\$922K high

Last Sale

\$436,000 · Aug 15, 2001

Est. Owner Equity

\$404,855

Loan-to-Value

53%

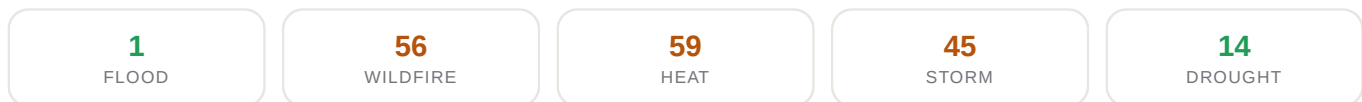
TAX & ASSESSMENT

Property Tax	\$6,717 (2025)
Assessed Value	\$656,365
Previous Assessed	\$643,496

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	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 15, 2001	Resale	Grant Deed	\$436,000	\$121	\$275K

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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