

Single Family Residence **RESIDENTIAL**

8216 TAIL RACE DR

ROSEVILLE, CA 95747

\$816,419 TopHap Estimate · \$281 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,903 ft²

LIVING AREA

0.21 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$816K

\$773K low

\$860K high

Last Sale

\$575,000 · Oct 12, 2016

Est. Owner Equity

\$213,419

Loan-to-Value

73%

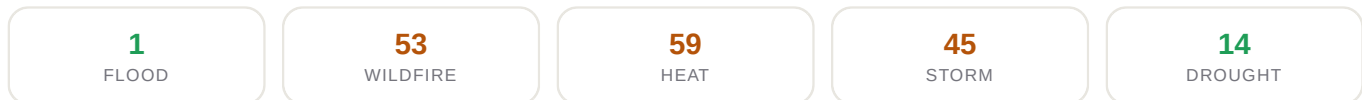
TAX & ASSESSMENT

Property Tax	\$7,034 (2025)
Assessed Value	\$680,678
Previous Assessed	\$667,332

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	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 7, 2016	Resale	Grant Deed	\$575,000	\$198	\$460K
May 24, 2011	Quitclaim	Quit Claim Transfer			
May 24, 2011	Quitclaim	Quit Claim Transfer			\$376K
Feb 6, 2007	Quitclaim	Quit Claim Transfer			\$393K
Jun 7, 2004	Quitclaim	Quit Claim Transfer			
Jan 17, 2001	Resale	Grant Deed	\$341,000	\$117	\$262K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Oaks Elementary School	Elementary	KG–5	0.1 mi
Cooley Middle School	Middle	6–8	0.4 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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