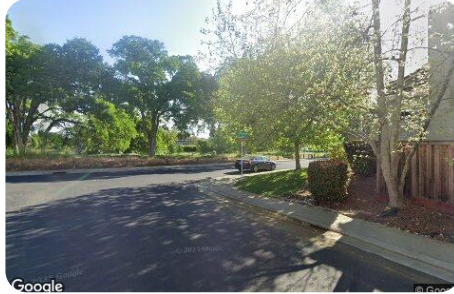


Single Family Residence **RESIDENTIAL**

8224 TAIL RACE DR

ROSEVILLE, CA 95747

\$818,614 TopHap Estimate · \$249 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,291 ft²

LIVING AREA

0.21 ac

LOT SIZE

2001

YEAR BUILT

3

PARKING

VALUATION

\$819K

\$795K low

\$843K high

Last Sale

\$366,000 · Jan 27, 2012

Est. Owner Equity

\$535,414

Loan-to-Value

34%

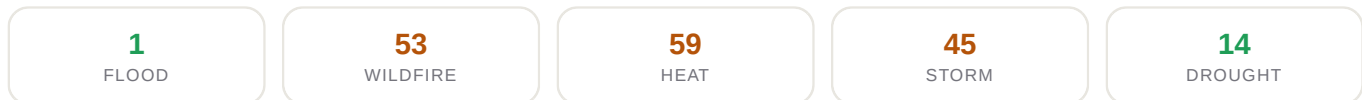
TAX & ASSESSMENT

Property Tax	\$4,896 (2025)
Assessed Value	\$468,898
Previous Assessed	\$459,705

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	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 5, 2022	Financing	Intrafamily Transfer			
Jul 15, 2022	Financing	Intrafamily Transfer			\$283K
Jan 24, 2012	Quitclaim	Quit Claim Transfer			
Jan 9, 2012	Resale	Grant Deed	\$366,000	\$111	\$357K
Aug 10, 2011	Foreclosure sale	Trustees Deed	\$332,100	\$101	
Oct 28, 2003	Quitclaim	Quit Claim Transfer			\$444K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Oaks Elementary School	Elementary	KG–5	0.1 mi
Coeley 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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