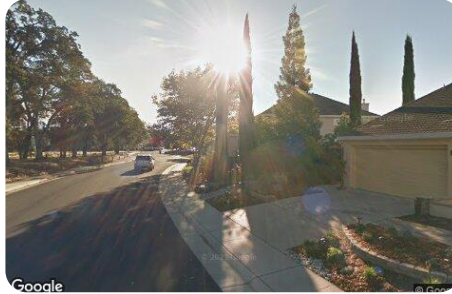


Single Family Residence **RESIDENTIAL**

8240 TAIL RACE DR

ROSEVILLE, CA 95747

\$819,396 TopHap Estimate · \$282 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,903 ft²
LIVING AREA

0.2 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$819K

\$769K low

\$870K high

Last Sale

\$345,500 · Sep 29, 2000

Est. Owner Equity

\$388,213

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$5,691 (2025)
Assessed Value	\$554,824
Previous Assessed	\$543,946

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

1
FLOOD

58
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 24, 2019	Quitclaim	Quit Claim Transfer			
Sep 29, 2000	Resale	Grant Deed	\$345,500	\$119	\$175K

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	1.8 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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