

Single Family Residence

RESIDENTIAL

809 BERRY CREEK DR

ROCKLIN, CA 95765

\$717,077 TopHap Estimate · \$359 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,000 ft²

LIVING AREA

0.13 ac

LOT SIZE

2018

YEAR BUILT

1

PARKING

VALUATION

\$717K

\$694K low

\$740K high

Last Sale

\$625,000 · May 28, 2021

Est. Owner Equity

\$69,577

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$8,406 (2025)
Assessed Value	\$690,048
Previous Assessed	\$676,518

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	72 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 25, 2021	Resale	Grant Deed	\$625,000	\$313	\$648K
Sep 24, 2018	Resale	Corporation Deed	\$520,000	\$260	\$510K
Mar 10, 2017	Resale	Grant Deed	\$2,370,500	\$1185	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.3 mi
Whitney High School	High	9–12	1.1 mi
Granite Oaks Middle School	Middle	7–8	1.4 mi

District: Rocklin Unified 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 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------