

Single Family Residence

RESIDENTIAL

2338 AMBER FALLS DR

ROCKLIN, CA 95765

\$674,393 TopHap Estimate · \$364 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,855 ft²

LIVING AREA

0.15 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$674K

\$651K low

\$698K high

Last Sale

\$635,000 · May 11, 2021

Est. Owner Equity

\$163,549

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$8,346 (2025)
Assessed Value	\$701,090
Previous Assessed	\$687,344

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 7, 2021	Resale	Grant Deed	\$635,000	\$342	\$511K
Dec 18, 2018	Quitclaim	Quit Claim Transfer			
Dec 18, 2018	Financing	Intrafamily Transfer			\$327K
Jan 15, 2018	Quitclaim	Quit Claim Transfer			
Mar 9, 2017	Resale	Grant Deed	\$405,000	\$218	\$324K
Jan 29, 2008	Quitclaim	Quit Claim Transfer			
Apr 14, 2000	Resale	Grant Deed	\$199,000	\$107	\$159K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	1.7 mi

Whitney High School	High	9–12	2.6 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
-----------	----------------