

Single Family Residence **RESIDENTIAL**

2331 AMBER FALLS DR

ROCKLIN, CA 95765

\$706,622 TopHap Estimate · \$359 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,968 ft²

LIVING AREA

0.2 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$707K

\$684K low

\$729K high

Last Sale

\$290,000 · Nov 23, 2010

Est. Owner Equity

\$331,622

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$4,836 (2025)
Assessed Value	\$378,962
Previous Assessed	\$371,532

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

1
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 17, 2010	Resale	Grant Deed	\$290,000	\$147	\$249K
Sep 16, 2004	Resale	Grant Deed	\$490,000	\$249	\$365K
Feb 13, 2002	Quitclaim	Quit Claim Transfer			\$229K

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	2.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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