

Single Family Residence **RESIDENTIAL**

2346 AMBER FALLS DR

ROCKLIN, CA 95765

\$689,127 TopHap Estimate · \$350 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,968 ft²
LIVING AREA

0.17 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$689K

\$658K low

\$720K high

Last Sale

\$550,000 · Sep 24, 2020

Est. Owner Equity

\$149,089

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$7,270 (2025)
Assessed Value	\$607,240
Previous Assessed	\$595,335

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

40
FLOOD

36
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 21, 2020	Resale	Grant Deed	\$550,000	\$279	\$540K
May 6, 2019	Resale	Grant Deed	\$549,000	\$279	\$484K
Nov 19, 2009	Quitclaim	Quit Claim Transfer			\$240K
Jul 23, 2002	Resale	Grant Deed	\$320,000	\$163	\$256K
Mar 22, 2000	Resale	Grant Deed	\$217,000	\$110	\$174K

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

OWNERSHIP

Occupancy	Owner occupied
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