

Single Family Residence **RESIDENTIAL**

2355 AMBER FALLS DR

ROCKLIN, CA 95765

\$701,421 TopHap Estimate · \$316 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,223 ft²

LIVING AREA

0.19 ac

LOT SIZE

2000

YEAR BUILT

3

PARKING

VALUATION

\$701K

\$689K low

\$714K high

Last Sale

\$300,000 · Mar 4, 2011

Est. Owner Equity

\$360,671

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$5,052 (2025)
Assessed Value	\$392,025
Previous Assessed	\$384,339

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

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
Jun 23, 2014	Financing	Intrafamily Transfer			\$323K
Jan 24, 2011	Resale	Grant Deed	\$300,000	\$135	\$292K
Oct 18, 2010	Foreclosure sale	Trustees Deed	\$342,720	\$154	
May 25, 2001	Resale	Grant Deed	\$320,000	\$144	\$256K
May 25, 2001	Quitclaim	Quit Claim Transfer			
Feb 4, 2000	Resale	Grant Deed	\$240,500	\$108	\$228K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.4 mi
Spring View Middle School	Middle	7–8	1.8 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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