

Single Family Residence **RESIDENTIAL**

2374 AMBER FALLS DR

ROCKLIN, CA 95765

\$844,779 TopHap Estimate · \$264 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,196 ft²

LIVING AREA

0.23 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$845K

\$814K low

\$875K high

Last Sale

\$316,000 · Jan 17, 2001

Est. Owner Equity

\$349,942

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$6,817 (2025)
Assessed Value	\$485,107
Previous Assessed	\$475,596

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	41 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 19, 2020	Quitclaim	Quit Claim Transfer			\$95K
Jun 9, 2006	Financing	Trustees Deed			\$75K
Jan 17, 2001	Resale	Grant Deed	\$316,000	\$99	\$284K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	1.8 mi
Whitney High School	High	9–12	2.5 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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