

Single Family Residence **RESIDENTIAL**

2375 AMBER FALLS DR

ROCKLIN, CA 95765

\$832,315 TopHap Estimate · \$260 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,196 ft²

LIVING AREA

0.22 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$832K

\$797K low

\$867K high

Last Sale

\$316,500 · Feb 15, 2001

Est. Owner Equity

\$314,413

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$6,534 (2025)
Assessed Value	\$531,042
Previous Assessed	\$520,630

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.22
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

52
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 15, 2001	Resale	Grant Deed	\$316,500	\$99	\$100K

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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