

Single Family Residence **RESIDENTIAL**

## 2303 AMBER FALLS DR

ROCKLIN, CA 95765

**\$761,608** TopHap Estimate · \$305 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,495 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2000**

YEAR BUILT

**3**

PARKING

### VALUATION

**\$762K**

**\$739K low**

**\$784K high**

Last Sale

**\$490,000 · Mar 24, 2017**

Est. Owner Equity

**\$267,608**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,056 (2025) |
| Assessed Value    | \$580,055      |
| Previous Assessed | \$568,682      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PLACER                  |
| Lot (acres)   | 0.16                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**44**  
WILDFIRE

**14**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Mar 16, 2017 | Resale | Grant Deed | \$490,000 | \$196  | \$392K |
| Feb 25, 2015 | Resale | Grant Deed | \$415,000 | \$166  | \$394K |
| Nov 9, 2000  | Resale | Grant Deed | \$276,500 | \$111  | \$221K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rock Creek Elementary School | Elementary | KG–6   | 0.5 mi   |
| Spring View Middle School    | Middle     | 7–8    | 1.6 mi   |
| Whitney High School          | High       | 9–12   | 2.8 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|