

Single Family Residence **RESIDENTIAL**

2327 AMBER FALLS DR

ROCKLIN, CA 95765

\$736,385 TopHap Estimate · \$295 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,495 ft²

LIVING AREA

0.21 ac

LOT SIZE

2000

YEAR BUILT

3

PARKING

VALUATION

\$736K

\$711K low

\$762K high

Last Sale

\$267,000 · Jun 30, 2000

Est. Owner Equity

\$0

Loan-to-Value

127%

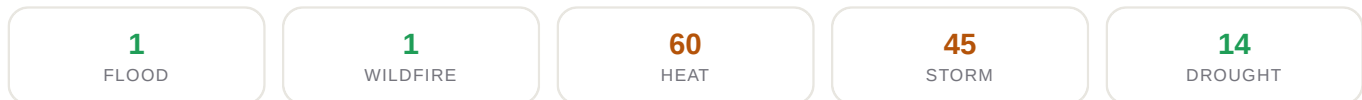
TAX & ASSESSMENT

Property Tax	\$5,401 (2025)
Assessed Value	\$431,888
Previous Assessed	\$423,420

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 19, 2005	Quitclaim	Quit Claim Transfer			\$435K
Jun 27, 2001	Quitclaim	Quit Claim Transfer			\$259K
Jun 30, 2000	Resale	Grant Deed	\$267,000	\$107	\$253K

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	2.7 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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