

Single Family Residence **RESIDENTIAL**

2334 AMBER FALLS DR

ROCKLIN, CA 95765

\$679,558 TopHap Estimate · \$306 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,223 ft²

LIVING AREA

0.17 ac

LOT SIZE

2000

YEAR BUILT

3

PARKING

VALUATION

\$680K

\$655K low

\$704K high

Last Sale

\$246,000 · Jun 29, 2000

Est. Owner Equity

\$496,558

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$4,977 (2025)
Assessed Value	\$384,972
Previous Assessed	\$377,424

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

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 29, 2000	Resale	Grant Deed	\$246,000	\$111	\$196K

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	2.6 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	Absentee owner
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