

Single Family Residence **RESIDENTIAL**

2342 AMBER FALLS DR

ROCKLIN, CA 95765

\$661,380 TopHap Estimate · \$336 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,968 ft²

LIVING AREA

0.15 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$661K

\$645K low

\$678K high

Last Sale

\$215,000 · Mar 31, 2000

Est. Owner Equity

\$434,380

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$5,568 (2025)
Assessed Value	\$447,641
Previous Assessed	\$438,864

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

1
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 22, 2017	Financing	Intrafamily Transfer			\$227K
Dec 23, 2003	Financing	Grant Deed			\$261K
Mar 31, 2000	Resale	Grant Deed	\$215,000	\$109	\$204K

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	Owner occupied
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