

Single Family Residence **RESIDENTIAL**

2347 AMBER FALLS DR

ROCKLIN, CA 95765

\$678,587 TopHap Estimate · \$345 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,968 ft²

LIVING AREA

0.16 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$679K

\$663K low

\$694K high

Last Sale

\$530,000 · Sep 25, 2020

Est. Owner Equity

\$478,587

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$7,110 (2025)
Assessed Value	\$585,158
Previous Assessed	\$573,686

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 13, 2021	Financing	Intrafamily Transfer			
Sep 24, 2020	Resale	Grant Deed	\$530,000	\$269	\$200K
Mar 6, 2019	Quitclaim	Quit Claim Transfer			
May 16, 2018	Quitclaim	Quit Claim Transfer			

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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