

Single Family Residence **RESIDENTIAL**

2351 AMBER FALLS DR

ROCKLIN, CA 95765

\$779,999 TopHap Estimate · \$313 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,495 ft²

LIVING AREA

0.18 ac

LOT SIZE

1999

YEAR BUILT

3

PARKING

VALUATION

\$780K

\$689K low

\$871K high

Last Sale

\$244,000 · Jan 19, 2000

Est. Owner Equity

\$779,999

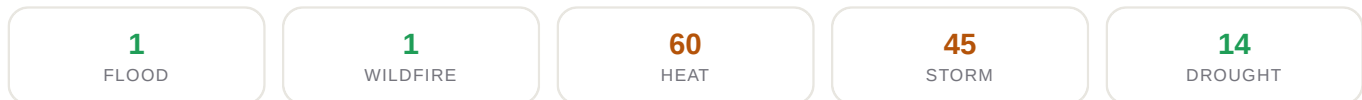
TAX & ASSESSMENT

Property Tax	\$5,609 (2025)
Assessed Value	\$451,488
Previous Assessed	\$442,636

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 26, 2024	Financing	Divorce/Dissolution of Marriage Transfer			
Jul 22, 2002	Quitclaim	Quit Claim Transfer			\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.4 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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