

Single Family Residence **RESIDENTIAL**

2354 AMBER FALLS DR

ROCKLIN, CA 95765

\$672,953 TopHap Estimate · \$342 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,968 ft²

LIVING AREA

0.17 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$673K

\$657K low

\$689K high

Last Sale

\$385,000 · Apr 17, 2015

Est. Owner Equity

\$139,953

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$5,828 (2025)
Assessed Value	\$471,954
Previous Assessed	\$462,701

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

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 21, 2021	Financing	Intrafamily Transfer			\$408K
Jun 2, 2020	Quitclaim	Quit Claim Transfer			\$50K
Apr 15, 2015	Resale	Grant Deed	\$385,000	\$196	\$378K
Apr 15, 2015	Quitclaim	Quit Claim Transfer			
Oct 21, 2005	Resale	Grant Deed	\$510,000	\$259	\$375K
Jun 27, 2005	Quitclaim	Quit Claim Transfer			
Apr 19, 2005	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
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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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