

Single Family Residence **RESIDENTIAL**

6203 CANVASBACK CT

ROCKLIN, CA 95765

\$726,973 TopHap Estimate · \$355 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,045 ft²

LIVING AREA

0.23 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$727K

\$686K low

\$768K high

Last Sale

\$695,000 · Nov 6, 2023

Est. Owner Equity

\$447,673

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$8,572 (2025)
Assessed Value	\$723,078
Previous Assessed	\$708,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

44
FLOOD

56
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 23, 2023	Resale	Grant Deed	\$695,000	\$340	\$275K
May 21, 2010	Quitclaim	Quit Claim Transfer			
May 24, 2010	Resale	Grant Deed	\$285,000	\$139	\$277K
Jan 25, 2007	Resale	Grant Deed	\$472,500	\$231	\$378K
Jun 6, 2003	Quitclaim	Quit Claim Transfer			\$301K
Jun 6, 2002	Resale	Grant Deed	\$276,500	\$135	\$262K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.2 mi
Whitney High School	High	9–12	2.1 mi
Spring View Middle School	Middle	7–8	2.7 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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