

Single Family Residence **RESIDENTIAL**

6214 CANVASBACK CT

ROCKLIN, CA 95765

\$705,786 TopHap Estimate · \$303 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,331 ft²

LIVING AREA

0.25 ac

LOT SIZE

2002

YEAR BUILT

3

PARKING

VALUATION

\$706K

\$679K low

\$733K high

Last Sale

\$360,000 · Dec 1, 2009

Est. Owner Equity

\$347,786

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$5,841 (2025)
Assessed Value	\$473,975
Previous Assessed	\$464,683

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.25
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

33
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 30, 2009	Resale	Grant Deed	\$360,000	\$154	\$347K
May 20, 2008	Resale	Grant Deed	\$390,000	\$167	\$290K
Feb 13, 2008	Foreclosure sale	Trustees Deed	\$390,150	\$167	
Jun 18, 2004	Non-arms-length	Grant Deed	\$60,000	\$26	
Apr 2, 2004	Quitclaim	Quit Claim Transfer			\$396K
Jul 31, 2002	Resale	Grant Deed	\$308,000	\$132	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.2 mi
Whitney High School	High	9–12	2.2 mi
Spring View Middle School	Middle	7–8	2.8 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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