

Single Family Residence **RESIDENTIAL**

6213 CANVASBACK CT

ROCKLIN, CA 95765

\$810,019 TopHap Estimate · \$291 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,786 ft²
LIVING AREA

0.28 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$810K

\$766K low

\$854K high

Last Sale

\$810,000 · Mar 2, 2026

Est. Owner Equity

\$40,519

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$6,165 (2025)
Assessed Value	\$504,406
Previous Assessed	\$494,516

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.28
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	33 WILDFIRE	59 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
Feb 24, 2026	Resale	Grant Deed	\$810,000	\$291	\$770K
Aug 12, 2011	Quitclaim	Quit Claim Transfer			
Jul 24, 2002	Resale	Grant Deed	\$336,500	\$121	\$200K

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	2.7 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	Absentee owner
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