

Single Family Residence **RESIDENTIAL**

6210 CANVASBACK CT

ROCKLIN, CA 95765

\$599,000 TopHap Estimate · \$355 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,687 ft²

LIVING AREA

0.16 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$599K

\$582K low

\$616K high

Last Sale

\$599,000 · Jul 6, 2026

Est. Owner Equity

\$26,962

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$7,754 (2025)
Assessed Value	\$646,274
Previous Assessed	\$633,603

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

40
FLOOD

33
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 1, 2026	Resale	Grant Deed	\$599,000	\$355	\$572K
Dec 28, 2022	Resale	Grant Deed	\$609,000	\$361	\$487K
May 28, 2015	Resale	Grant Deed	\$365,000	\$216	\$358K
May 28, 2015	Quitclaim	Quit Claim Transfer			
Jan 2, 2007	Resale	Grant Deed	\$382,500	\$227	\$306K
Jan 2, 2007	Quitclaim	Quit Claim Transfer			
Apr 20, 2005	Resale	Grant Deed	\$455,000	\$270	\$341K
Apr 8, 2004	Quitclaim	Quit Claim Transfer			
Jul 29, 2002	Resale	Grant Deed	\$246,500	\$146	\$197K

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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