

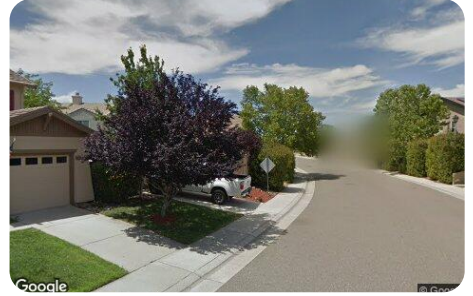
Single Family Residence

RESIDENTIAL

6206 CANVASBACK CT

ROCKLIN, CA 95765

\$667,521 TopHap Estimate · \$286 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,331 ft²

LIVING AREA

0.16 ac

LOT SIZE

2002

YEAR BUILT

3

PARKING

VALUATION

\$668K

\$641K low

\$695K high

Last Sale

\$440,000 · Aug 31, 2015

Est. Owner Equity

\$230,121

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$6,450 (2025)
Assessed Value	\$531,157
Previous Assessed	\$520,743

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

56
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2015	Resale	Grant Deed	\$440,000	\$189	\$395K
Oct 14, 2004	Resale	Grant Deed	\$475,000	\$204	\$380K
Apr 8, 2003	Quitclaim	Quit Claim Transfer			\$273K
Aug 23, 2002	Resale	Grant Deed	\$320,000	\$137	\$288K
Aug 23, 2002	Quitclaim	Quit Claim Transfer			

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	2.8 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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