

Single Family Residence **RESIDENTIAL**

6207 CANVASBACK CT

ROCKLIN, CA 95765

\$590,522 TopHap Estimate · \$350 / ft² · confidence 96 · 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

\$591K

\$566K low

\$615K high

Last Sale

\$323,000 · Feb 19, 2004

Est. Owner Equity

\$118,102

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$5,838 (2025)
Assessed Value	\$473,716
Previous Assessed	\$464,428

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

45
FLOOD

33
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 6, 2013	Quitclaim	Quit Claim Transfer			
Sep 21, 2004	Quitclaim	Quit Claim Transfer			
Feb 19, 2004	Resale	Grant Deed	\$323,000	\$191	\$307K
Apr 30, 2002	Resale	Grant Deed	\$238,000	\$141	\$226K

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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