

Single Family Residence **RESIDENTIAL**

6205 CANVASBACK CT

ROCKLIN, CA 95765

\$723,673 TopHap Estimate · \$260 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,787 ft²

LIVING AREA

0.18 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$724K

\$697K low

\$750K high

Last Sale

\$555,500 · Oct 5, 2018

Est. Owner Equity

\$282,573

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$7,863 (2025)
Assessed Value	\$684,588
Previous Assessed	\$650,666

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

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
Oct 2, 2018	Resale	Grant Deed	\$555,500	\$199	\$444K
Aug 29, 2012	Resale	Grant Deed	\$293,500	\$105	
Aug 29, 2012	Quitclaim	Quit Claim Transfer			
Aug 29, 2012	Quitclaim	Quit Claim Transfer			
May 9, 2002	Resale	Grant Deed	\$322,000	\$116	\$258K

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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