

Single Family Residence **RESIDENTIAL**

6208 CANVASBACK CT

ROCKLIN, CA 95765

\$725,902 TopHap Estimate · \$265 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,737 ft²

LIVING AREA

0.17 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$726K

\$702K low

\$750K high

Last Sale

\$530,000 · May 2, 2017

Est. Owner Equity

\$270,902

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$7,553 (2025)
Assessed Value	\$627,405
Previous Assessed	\$615,104

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

33
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2017	Resale	Grant Deed	\$530,000	\$194	\$477K
Aug 16, 2002	Resale	Grant Deed	\$334,000	\$122	\$267K

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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