

Single Family Residence **RESIDENTIAL**

6209 CANVASBACK CT

ROCKLIN, CA 95765

\$742,182 TopHap Estimate · \$318 / ft² · confidence 97 · 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

\$742K

\$717K low

\$767K high

Last Sale

\$735,000 · May 20, 2022

Est. Owner Equity

\$154,182

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$8,791 (2025)
Assessed Value	\$696,000
Previous Assessed	\$736,000

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	In-Ground Pool

CLIMATE RISK

25
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
May 18, 2022	Resale	Grant Deed	\$735,000	\$315	\$588K
Apr 7, 2014	Financing	Intrafamily Transfer			\$169K
Dec 30, 2002	Quitclaim	Quit Claim Transfer			
May 16, 2002	Resale	Grant Deed	\$282,000	\$121	\$200K

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	2.7 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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