

Single Family Residence **RESIDENTIAL**

6212 CANVASBACK CT

ROCKLIN, CA 95765

\$757,022 TopHap Estimate · \$277 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,732 ft²

LIVING AREA

0.26 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$757K

\$735K low

\$779K high

Last Sale

\$495,000 · May 29, 2015

Est. Owner Equity

\$757,022

TAX & ASSESSMENT

Property Tax	\$7,891 (2025)
Assessed Value	\$666,336
Previous Assessed	\$653,271

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

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 23, 2019	Quitclaim	Quit Claim Transfer			
May 26, 2015	Resale	Grant Deed	\$495,000	\$181	
Aug 20, 2002	Resale	Grant Deed	\$327,500	\$120	\$262K

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	2.8 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------