

Single Family Residence **RESIDENTIAL**

2309 CANARY DR

ROCKLIN, CA 95765

\$644,694 TopHap Estimate · \$296 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,179 ft²

LIVING AREA

0.11 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$645K

\$627K low

\$662K high

Last Sale

\$335,000 · Mar 18, 2015

Est. Owner Equity

\$644,694

TAX & ASSESSMENT

Property Tax	\$5,229 (2025)
Assessed Value	\$410,659
Previous Assessed	\$402,608

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

33
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2015	Quitclaim	Quit Claim Transfer			
Mar 12, 2015	Resale	Grant Deed	\$335,000	\$154	
Mar 12, 2015	Quitclaim	Quit Claim Transfer			
Mar 19, 2004	Quitclaim	Quit Claim Transfer			\$331K
Jan 31, 2003	Quitclaim	Quit Claim Transfer			\$270K
Dec 31, 2001	Resale	Grant Deed	\$254,500	\$117	\$242K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.4 mi
Spring View Middle School	Middle	7–8	2.0 mi
Whitney High School	High	9–12	2.4 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	Absentee owner
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