

Single Family Residence **RESIDENTIAL**

1789 RIVER RUN DR

MARYSVILLE, CA 95901

\$433,478 TopHap Estimate · \$232 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,870 ft²

LIVING AREA

0.14 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$433K

\$411K low

\$456K high

Last Sale

\$432,000 · Oct 20, 2025

Est. Owner Equity

\$37,874

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$4,269 (2025)
Assessed Value	\$432,000
Previous Assessed	\$288,977
Assessor Market Value	\$395,280

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.14
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 61 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 15, 2025	Resale	Grant Deed	\$432,000	\$231	\$396K
Apr 11, 2025	Resale	Grant Deed	\$330,000	\$176	\$329K
Mar 8, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Aug 3, 2016	Resale	Grant Deed	\$249,000	\$133	\$212K
Oct 29, 2012	Quitclaim	Quit Claim Transfer			
Nov 13, 2012	Resale	Grant Deed	\$146,000	\$78	\$149K
Apr 27, 2011	Resale	Grant Deed	\$154,000	\$82	\$157K
May 5, 2008	Resale	Grant Deed	\$190,000	\$102	
Nov 29, 2007	Non-arms-length	Trustees Deed	\$281,500	\$151	
May 19, 2006	Resale	Grant Deed	\$337,500	\$180	\$270K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgewater Elementary School	Elementary	KG–6	0.1 mi
Yuba Gardens Intermediate School	Middle	7–8	2.1 mi

Lindhurst High School	High	9–12	2.5 mi
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District: Marysville Joint 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 95901

109 CRIME INDEX	91 AIR POLLUTION	39,297 POPULATION	\$63K 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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