

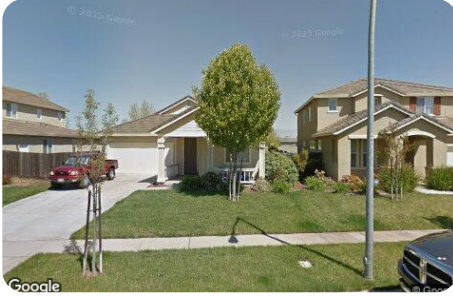
Single Family Residence

RESIDENTIAL

1781 RIVER RUN DR

MARYSVILLE, CA 95901

\$415,991 TopHap Estimate · \$275 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,513 ft²

LIVING AREA

0.16 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$416K

\$397K low

\$435K high

Est. Owner Equity

\$232,841

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$5,599 (2025)
Assessed Value	\$425,523
Previous Assessed	\$417,180
Assessor Market Value	\$380,880

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.16
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 1, 2025	Financing	Intrafamily Transfer			\$183K
Feb 29, 2024	Resale	Grant Deed	\$409,000	\$270	\$109K
Feb 29, 2024	Financing	Intrafamily Transfer			
Sep 28, 2021	Resale	Grant Deed	\$385,000	\$254	\$394K
Apr 2, 2009	Resale	Grant Deed	\$135,000	\$89	\$133K
Jan 8, 2009	Non-arms-length	Trustees Deed	\$156,000	\$103	
May 3, 2006	Resale	Grant Deed	\$307,500	\$203	\$246K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgewater Elementary School	Elementary	KG–6	0.2 mi
Yuba Gardens Intermediate School	Middle	7–8	2.1 mi
Lindhurst High School	High	9–12	2.5 mi

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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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