

Single Family Residence **RESIDENTIAL**

1844 RIVER RUN DR

MARYSVILLE, CA 95901

\$478,398 TopHap Estimate · \$162 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,950 ft²

LIVING AREA

0.19 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$478K

\$456K low

\$501K high

Last Sale

\$50,000 · Feb 24, 2023

Est. Owner Equity

\$329,583

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$6,476 (2025)
Assessed Value	\$500,761
Previous Assessed	\$490,944
Assessor Market Value	\$484,740

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.19
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 151 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 14, 2023	Resale	Grant Deed	\$50,000	\$17	\$100K
Aug 19, 2021	Financing	Intrafamily Transfer			
May 29, 2012	Resale	Grant Deed	\$154,000	\$52	\$123K
Aug 21, 2007	Resale	Grant Deed	\$315,000	\$107	\$250K

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	2.4 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
-----------	----------------