

Single Family Residence **RESIDENTIAL**

1873 RIVER RUN DR

MARYSVILLE, CA 95901

\$474,231 TopHap Estimate · \$192 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,469 ft²

LIVING AREA

0.16 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$474K

\$463K low

\$486K high

Last Sale

\$475,000 · Dec 21, 2021

Est. Owner Equity

\$70,931

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$6,680 (2025)
Assessed Value	\$468,000
Previous Assessed	\$504,073
Assessor Market Value	\$468,540

PROPERTY FACTS

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

Patio · 110 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 15, 2021	Resale	Grant Deed	\$475,000	\$192	\$403K
May 5, 2016	Quitclaim	Quit Claim Transfer			
Oct 20, 2008	Resale	Grant Deed	\$207,000	\$84	\$211K
Jul 30, 2008	Non-arms-length	Trustees Deed	\$130,000	\$53	
Jan 22, 2007	Resale	Grant Deed	\$361,000	\$146	\$289K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgewater Elementary School	Elementary	KG–6	0.3 mi
Yuba Gardens Intermediate School	Middle	7–8	2.0 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
-----------	----------------