

Single Family Residence **RESIDENTIAL**

2043 RIVER ROCK DR

MARYSVILLE, CA 95901

\$442,810 TopHap Estimate · \$238 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,859 ft²

LIVING AREA

0.15 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$443K

\$430K low

\$456K high

Last Sale

\$220,000 · Aug 4, 2015

Est. Owner Equity

\$442,810

TAX & ASSESSMENT

Property Tax	\$3,922 (2025)
Assessed Value	\$265,636
Previous Assessed	\$260,428
Assessor Market Value	\$417,330

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.15
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2026	Financing	Grant Deed			
Apr 28, 2026	Financing	Affidavit Death Of Trustee/Suc-cessor Trustee			
Jul 23, 2015	Resale	Grant Deed	\$220,000	\$118	
Apr 25, 2012	Resale	Grant Deed	\$156,000	\$84	\$153K
Aug 16, 2007	Resale	Corporation Deed	\$248,000	\$133	\$256K
Mar 6, 2007	Recorded document	Grant Deed			
Feb 15, 2007	Recorded document	Grant Deed			
Jan 12, 2007	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgewater Elementary School	Elementary	KG–6	0.6 mi
Yuba Gardens Intermediate School	Middle	7–8	1.9 mi
Lindhurst High School	High	9–12	2.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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