

Single Family Residence **RESIDENTIAL**

2049 RIVER ROCK DR

MARYSVILLE, CA 95901

\$442,100 TopHap Estimate · \$174 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,548 ft²
LIVING AREA

0.19 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$442K

\$423K low

\$462K high

Last Sale

\$345,000 · Jun 22, 2020

Est. Owner Equity

\$161,250

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,236 (2025)
Assessed Value	\$384,849
Previous Assessed	\$377,304
Assessor Market Value	\$450,720

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 · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 26, 2021	Financing	Intrafamily Transfer			\$281K
Jun 15, 2020	Quitclaim	Quit Claim Transfer			
Jun 15, 2020	Resale	Grant Deed	\$345,000	\$135	
Sep 26, 2014	Resale	Grant Deed	\$232,500	\$91	\$221K
Oct 31, 2007	Quitclaim	Quit Claim Transfer			
Aug 1, 2007	Resale	Corporation Deed	\$288,000	\$113	\$138K
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	Owner occupied
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