

Single Family Residence **RESIDENTIAL**

# 1885 RIVER RUN DR

MARYSVILLE, CA 95901

**\$457,371** TopHap Estimate · \$155 / ft² · confidence 93 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**2,950 ft²**

LIVING AREA

**0.15 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$457K**

\$427K low

\$487K high

Last Sale

**\$190,000 · Sep 14, 2016**

Est. Owner Equity

**\$305,371**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,553 (2025) |
| Assessed Value        | \$224,915      |
| Previous Assessed     | \$220,506      |
| Assessor Market Value | \$426,780      |

## PROPERTY FACTS

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

Patio · 151 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Feb 17, 2025 | Financing | Intrafamily Transfer |           |                    |        |
| Aug 30, 2016 | Resale    | Grant Deed           | \$190,000 | \$64               | \$152K |
| Dec 21, 2007 | Resale    | Grant Deed           | \$280,000 | \$95               | \$276K |

## 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   | 2.3 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>109</div> <div>CRIME INDEX</div> | <div>91</div> <div>AIR POLLUTION</div> | <div>39,297</div> <div>POPULATION</div> | <div>\$63K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|