

Single Family Residence **RESIDENTIAL**

1869 RIVER RUN DR

MARYSVILLE, CA 95901

\$392,967 TopHap Estimate · \$260 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,513 ft²

LIVING AREA

0.16 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$393K

\$374K low

\$412K high

Last Sale

\$310,000 · May 4, 2020

Est. Owner Equity

\$76,144

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$5,061 (2025)
Assessed Value	\$345,470
Previous Assessed	\$338,697
Assessor Market Value	\$358,470

PROPERTY FACTS

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

Patio · 108 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2020	Resale	Grant Deed	\$310,000	\$205	\$317K
Oct 12, 2016	Financing	Intrafamily Transfer			\$185K
Jul 23, 2014	Quitclaim	Quit Claim Transfer			
Aug 11, 2014	Resale	Grant Deed	\$189,000	\$125	\$186K
Mar 1, 2011	Quitclaim	Quit Claim Transfer			
May 15, 2009	Resale	Grant Deed	\$135,000	\$89	\$101K
Jan 7, 2009	Non-arms-length	Trustees Deed	\$114,000	\$75	
Dec 21, 2006	Resale	Grant Deed	\$268,000	\$177	\$214K

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

OWNERSHIP

Occupancy	Owner occupied
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