

Single Family Residence **RESIDENTIAL**

1784 RIVER RUN DR

MARYSVILLE, CA 95901

\$402,917 TopHap Estimate · \$215 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,870 ft²

LIVING AREA

0.14 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$403K

\$383K low

\$423K high

Last Sale

\$160,000 · May 28, 2010

Est. Owner Equity

\$209,591

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$3,276 (2025)
Assessed Value	\$210,647
Previous Assessed	\$206,517
Assessor Market Value	\$386,190

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.14
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 61 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 26, 2010	Resale	Grant Deed	\$160,000	\$86	\$157K
Mar 19, 2010	Non-arms-length	Trustees Deed	\$159,000	\$85	
Oct 10, 2008	Quitclaim	Quit Claim Transfer			
Mar 13, 2006	Resale	Grant Deed	\$314,000	\$168	\$251K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgewater Elementary School	Elementary	KG–6	0.2 mi
Yuba Gardens Intermediate School	Middle	7–8	2.1 mi
Lindhurst High School	High	9–12	2.5 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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