

Single Family Residence **RESIDENTIAL**

2031 RIVER ROCK DR

MARYSVILLE, CA 95901

\$434,182 TopHap Estimate · \$170 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,548 ft²

LIVING AREA

0.18 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$434K

\$415K low

\$453K high

Last Sale

\$227,000 · Jul 23, 2013

Est. Owner Equity

\$252,582

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$4,137 (2025)
Assessed Value	\$283,822
Previous Assessed	\$278,258
Assessor Market Value	\$517,680

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.18
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 9, 2025	Financing	Intrafamily Transfer			
Jun 24, 2013	Resale	Grant Deed	\$227,000	\$89	\$182K
Mar 25, 2013	Resale	Grant Deed	\$182,500	\$72	
Mar 11, 2008	Resale	Corporation Deed	\$273,500	\$107	\$269K
Mar 12, 2007	Recorded document	Grant Deed			
Feb 15, 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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