

Single Family Residence **RESIDENTIAL**

1849 RIVER RUN DR

MARYSVILLE, CA 95901

\$422,822 TopHap Estimate · \$226 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,870 ft²

LIVING AREA

0.16 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$423K

\$404K low

\$442K high

Last Sale

\$401,000 · Jun 3, 2021

Est. Owner Equity

\$3,698

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$5,878 (2025)
Assessed Value	\$442,733
Previous Assessed	\$434,053
Assessor Market Value	\$402,840

PROPERTY FACTS

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

Patio · 61 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 28, 2021	Resale	Grant Deed	\$401,000	\$214	\$380K
Mar 7, 2016	Resale	Grant Deed	\$229,000	\$122	\$234K
Apr 28, 2011	Quitclaim	Quit Claim Transfer			
Dec 17, 2010	Resale	Grant Deed	\$150,000	\$80	\$113K
Sep 10, 2010	Non-arms-length	Trustees Deed	\$133,450	\$71	
May 17, 2007	Resale	Grant Deed	\$289,000	\$155	\$231K

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	2.4 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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