

Single Family Residence

RESIDENTIAL

1155 RIDEOUT WAY

MARYSVILLE, CA 95901

\$293,097 TopHap Estimate · \$271 / ft² · confidence 87 · as of Jul 14, 2026

3

BEDS

1

BATHS

1,080 ft²

LIVING AREA

0.13 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$293K

\$256K low

\$330K high

Est. Owner Equity

\$0

Loan-to-Value

132%

TAX & ASSESSMENT

Property Tax

\$1,283 (2025)

Assessed Value

\$115,943

Previous Assessed

\$113,670

Assessor Market Value

\$291,240

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.13
Heating	Floor/Wall Furnace
Cooling	Evaporative
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 21, 2025	Financing	Intrafamily Transfer			
Feb 29, 2008	Financing	Intrafamily Transfer			\$190K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Anna McKenney Intermediate School	Middle	7–8	0.2 mi
Kynoch Elementary School	Elementary	KG–6	0.4 mi
Marysville High School	High	9–12	0.9 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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