

Single Family Residence **RESIDENTIAL**

1845 RIVER RUN DR

MARYSVILLE, CA 95901

\$469,613 TopHap Estimate · \$169 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,781 ft²
LIVING AREA

0.16 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$470K

\$455K low

\$485K high

Last Sale

\$330,000 · May 7, 2018

Est. Owner Equity

\$230,613

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$5,266 (2025)
Assessed Value	\$382,987
Previous Assessed	\$375,478
Assessor Market Value	\$466,740

PROPERTY FACTS

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

Patio · 151 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2018	Financing	Intrafamily Transfer			
May 3, 2018	Resale	Grant Deed	\$330,000	\$119	\$248K
Mar 4, 2016	Resale	Grant Deed	\$275,000	\$99	\$270K
Mar 27, 2014	Quitclaim	Quit Claim Transfer			
Nov 14, 2012	Financing	Intrafamily Transfer			\$178K
Jun 17, 2010	Resale	Grant Deed	\$185,000	\$67	\$183K
Mar 2, 2007	Resale	Grant Deed	\$397,000	\$143	\$318K

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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