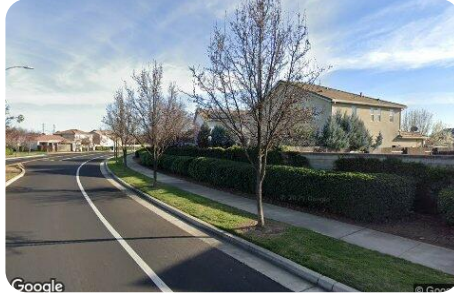


Single Family Residence **RESIDENTIAL**

1853 RIVER RUN DR

MARYSVILLE, CA 95901

\$395,000 TopHap Estimate · \$261 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,513 ft²

LIVING AREA

0.16 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$395K

\$374K low

\$416K high

Last Sale

\$260,000 · Jul 28, 2017

Est. Owner Equity

\$140,000

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$4,252 (2025)
Assessed Value	\$301,747
Previous Assessed	\$295,831
Assessor Market Value	\$355,950

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 24, 2017	Resale	Grant Deed	\$260,000	\$172	\$255K
Oct 29, 2013	Resale	Grant Deed	\$180,000	\$119	\$144K
Feb 23, 2011	Resale	Grant Deed	\$141,000	\$93	\$144K
Dec 13, 2010	Non-arms-length	Trustees Deed	\$106,000	\$70	
May 16, 2007	Resale	Grant Deed	\$273,500	\$181	\$219K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgewater Elementary School	Elementary	KG–6	0.3 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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