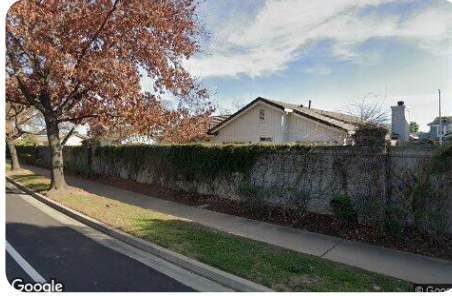


Single Family Residence **RESIDENTIAL**

1745 RIVER RUN DR

MARYSVILLE, CA 95901

\$377,095 TopHap Estimate · \$243 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,550 ft²
LIVING AREA

0.13 ac
LOT SIZE

1997
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$377K

\$366K low

\$388K high

Last Sale

\$135,000 · Jun 7, 2001

Est. Owner Equity

\$258,995

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$2,410 (2025)
Assessed Value	\$207,462
Previous Assessed	\$203,396
Assessor Market Value	\$382,230

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.13
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2003	Quitclaim	Quit Claim Transfer			\$136K
Jul 23, 2001	Recorded document	Grant Deed			
Jun 7, 2001	Quitclaim	Quit Claim Transfer			
Jun 7, 2001	Resale	Grant Deed	\$135,000	\$87	\$133K
Jun 19, 1997	Resale	Grant Deed	\$104,000	\$67	\$92K

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	2.5 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	Owner occupied
-----------	-----------------------