

Single Family Residence **RESIDENTIAL**

1865 RIVER RUN DR

MARYSVILLE, CA 95901

\$398,231 TopHap Estimate · \$213 / 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

\$398K

\$383K low

\$413K high

Last Sale

\$140,000 · Mar 23, 2012

Est. Owner Equity

\$222,562

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,934 (2025)
Assessed Value	\$179,222
Previous Assessed	\$175,709
Assessor Market Value	\$379,710

PROPERTY FACTS

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

Patio · 61 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 11, 2020	Financing	Intrafamily Transfer			\$167K
Feb 9, 2012	Resale	Grant Deed	\$140,000	\$75	\$136K
Oct 18, 2011	Non-arms-length	Trustees Deed	\$123,250	\$66	
Feb 21, 2007	Resale	Grant Deed	\$264,500	\$141	\$53K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgewater Elementary School	Elementary	KG–6	0.3 mi
Yuba Gardens Intermediate School	Middle	7–8	2.0 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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