

Single Family Residence **RESIDENTIAL**

# 1737 RIVER RUN DR

MARYSVILLE, CA 95901

**\$323,912** TopHap Estimate · \$276 / ft² · confidence 94 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,172 ft²**  
LIVING AREA

**0.15 ac**  
LOT SIZE

**1996**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

**2**  
PARKING

## VALUATION

**\$324K**

\$304K low

\$344K high

Last Sale

**\$112,500 · Sep 16, 2011**

Est. Owner Equity

**\$215,146**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,779 (2025) |
| Assessed Value        | \$144,119      |
| Previous Assessed     | \$141,294      |
| Assessor Market Value | \$327,510      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | YUBA                    |
| Lot (acres)   | 0.15                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED               | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|--------------------|-----------|--------------------|--------|
| Sep 13, 2011 | Resale            | Grant Deed         | \$112,500 | \$96               | \$110K |
| Sep 15, 2011 | Recorded document | Grant Deed         |           |                    |        |
| Oct 25, 2005 | Recorded document | Affidavit Of Death |           |                    |        |
| Aug 1, 1996  | Resale            | Grant Deed         | \$90,500  | \$77               |        |

## 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   | 2.5 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>109</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>39,297</b><br>POPULATION | <b>\$63K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|