

Single Family Residence **RESIDENTIAL**

1769 RIVER RUN DR

MARYSVILLE, CA 95901

\$394,633 TopHap Estimate · \$304 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,300 ft²

LIVING AREA

0.18 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$395K

\$367K low

\$423K high

Last Sale

\$386,000 · Jan 5, 2024

Est. Owner Equity

\$163,633

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$4,570 (2025)
Assessed Value	\$401,594
Previous Assessed	\$393,720
Assessor Market Value	\$365,040

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.17
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 3, 2024	Resale	Grant Deed	\$386,000	\$297	\$231K
Oct 19, 2012	Resale	Grant Deed	\$121,500	\$93	
Jan 13, 2004	Recorded document	Affidavit Of Death			
Mar 17, 2003	Quitclaim	Quit Claim Transfer			
Mar 12, 2003	Quitclaim	Quit Claim Transfer			\$120K
Dec 11, 1997	Quitclaim	Quit Claim Transfer			
Dec 17, 1996	Resale	Grant Deed	\$94,000	\$72	\$97K

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

OWNERSHIP

Occupancy	Owner occupied
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