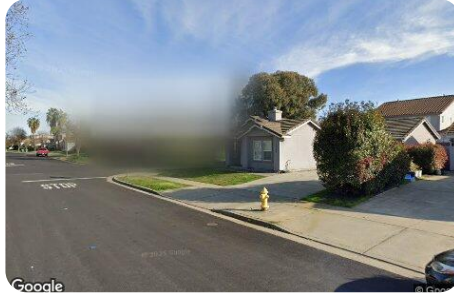


Single Family Residence **RESIDENTIAL**

1744 RIVER RUN DR

MARYSVILLE, CA 95901

\$336,725 TopHap Estimate · \$259 / ft² · confidence 99 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,300 ft²

LIVING AREA

0.12 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$337K

\$332K low

\$341K high

Last Sale

\$157,000 · Oct 31, 2014

Est. Owner Equity

\$197,018

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$2,234 (2025)
Assessed Value	\$192,453
Previous Assessed	\$188,681
Assessor Market Value	\$343,530

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.12
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 26, 2020	Financing	Intrafamily Transfer			\$140K
Oct 29, 2014	Resale	Grant Deed	\$157,000	\$121	\$154K
Mar 13, 2014	Recorded document	Grant Deed			
Oct 25, 2013	Foreclosure sale	Trustees Deed	\$223,413	\$172	
Feb 18, 2004	Quitclaim	Quit Claim Transfer			\$25K
Jul 30, 2003	Quitclaim	Quit Claim Transfer			\$131K
Aug 14, 1996	Resale	Grant Deed	\$94,000	\$72	\$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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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