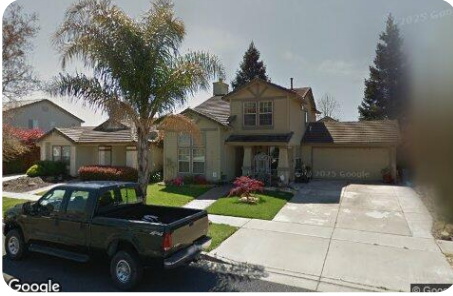


Single Family Residence **RESIDENTIAL**

1772 RIVER RUN DR

MARYSVILLE, CA 95901

\$374,000 TopHap Estimate · \$241 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,550 ft²

LIVING AREA

0.12 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$374K

\$362K low

\$386K high

Est. Owner Equity

\$303,203

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$43 (2025)
Assessed Value	\$182,729
Previous Assessed	\$179,147
Assessor Market Value	\$371,790

PROPERTY FACTS

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

Patio · 286 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 23, 1998	Resale	Grant Deed	\$111,500	\$72	\$89K

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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