

Single Family Residence **RESIDENTIAL**

1154 RIDEOUT WAY

MARYSVILLE, CA 95901

\$390,340 TopHap Estimate · \$357 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,092 ft²

LIVING AREA

0.12 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$390K

\$374K low

\$407K high

Last Sale

\$375,000 · Feb 10, 2025

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$4,103 (2025)
Assessed Value	\$382,500
Previous Assessed	\$360,810
Assessor Market Value	\$318,330

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.12
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 86 ft²

Patio · 300 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 3, 2025	Resale	Grant Deed	\$375,000	\$343	\$383K
Jul 26, 2021	Resale	Grant Deed	\$340,000	\$311	\$329K
May 7, 2013	Resale	Grant Deed	\$132,000	\$121	\$126K
Nov 16, 2012	Foreclosure sale	Trustees Deed	\$136,868	\$125	
Jul 30, 2008	Recorded document	Grant Deed			
Jul 2, 2008	Resale	Grant Deed	\$165,000	\$151	\$157K
Apr 30, 2008	Non-arms-length	Trustees Deed	\$136,465	\$125	
Sep 26, 2005	Quitclaim	Quit Claim Transfer			\$221K
Dec 7, 2004	Quitclaim	Quit Claim Transfer			\$172K
Oct 28, 2003	Quitclaim	Quit Claim Transfer			\$113K
Mar 12, 1999	Resale	Grant Deed	\$83,500	\$76	\$85K
Jun 23, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Anna McKenney Intermediate School	Middle	7–8	0.2 mi
Kynoch Elementary School	Elementary	KG–6	0.4 mi
Marysville High School	High	9–12	0.9 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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