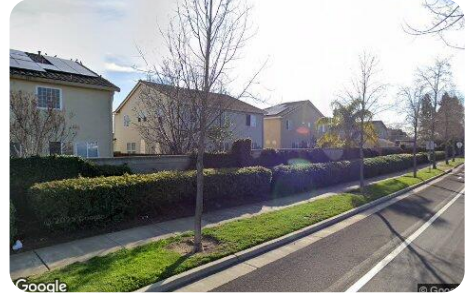
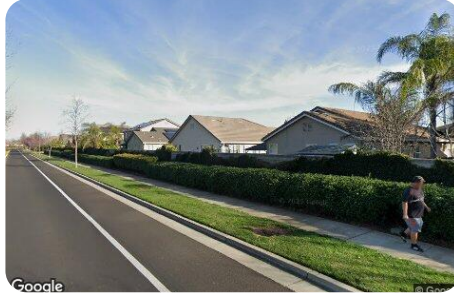


Single Family Residence **RESIDENTIAL**

1787 RIVER RUN DR

MARYSVILLE, CA 95901

\$463,388 TopHap Estimate · \$167 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,781 ft²

LIVING AREA

0.15 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$463K

\$445K low

\$482K high

Last Sale

\$385,000 · Apr 27, 2020

Est. Owner Equity

\$76,748

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$5,906 (2025)
Assessed Value	\$429,469
Previous Assessed	\$421,049
Assessor Market Value	\$485,190

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.15
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 151 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 24, 2020	Resale	Grant Deed	\$385,000	\$138	\$385K
Jan 22, 2013	Recorded document	Grant Deed			
Jan 18, 2013	Resale	Grant Deed	\$167,000	\$60	\$134K
Oct 6, 2006	Resale	Grant Deed	\$380,000	\$137	\$304K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgewater Elementary School	Elementary	KG–6	0.1 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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------