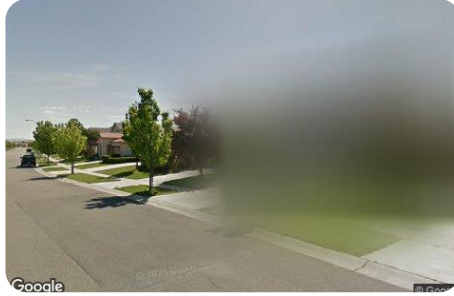


Single Family Residence **RESIDENTIAL**

1778 RIVER RUN DR

MARYSVILLE, CA 95901

\$429,321 TopHap Estimate · \$189 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,276 ft²
LIVING AREA

0.15 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$429K

\$410K low

\$449K high

Last Sale

\$314,000 · Apr 11, 2019

Est. Owner Equity

\$115,962

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$4,965 (2025)
Assessed Value	\$357,273
Previous Assessed	\$350,269
Assessor Market Value	\$430,290

PROPERTY FACTS

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

Patio · 110 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2017	Resale	Grant Deed	\$275,000	\$121	\$270K
Jun 23, 2012	Financing	Intrafamily Transfer			\$259K
Sep 6, 2006	Resale	Grant Deed	\$322,000	\$141	\$257K

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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