

Single Family Residence **RESIDENTIAL**

1790 RIVER RUN DR

MARYSVILLE, CA 95901

\$416,850 TopHap Estimate · \$223 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,870 ft²

LIVING AREA

0.14 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$417K

\$401K low

\$433K high

Last Sale

\$358,000 · Feb 22, 2006

Est. Owner Equity

\$59,325

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$5,661 (2025)
Assessed Value	\$434,000
Previous Assessed	\$414,500
Assessor Market Value	\$399,510

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.14
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 61 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 15, 2006	Resale	Grant Deed	\$358,000	\$191	\$286K
Feb 22, 2006	Quitclaim	Quit Claim Transfer			

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	2.4 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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