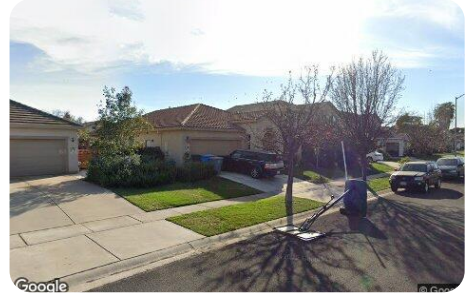


Single Family Residence **RESIDENTIAL**

1792 RIVER RUN DR

MARYSVILLE, CA 95901

\$431,471 TopHap Estimate · \$285 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,513 ft²

LIVING AREA

0.14 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

10

ROOMS

2

PARKING

VALUATION

\$431K

\$406K low

\$457K high

Last Sale

\$430,000 · Oct 10, 2025

Est. Owner Equity

\$44,821

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$5,816 (2025)
Assessed Value	\$430,000
Previous Assessed	\$429,788
Assessor Market Value	\$388,710

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 3, 2025	Resale	Grant Deed	\$430,000	\$284	\$387K
Oct 3, 2025	Financing	Intrafamily Transfer			
Dec 14, 2021	Resale	Grant Deed	\$405,000	\$268	\$385K
Aug 30, 2019	Resale	Grant Deed	\$220,000	\$145	\$187K
Jun 29, 2008	Resale	Grant Deed	\$169,000	\$112	\$152K

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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