

Single Family Residence **RESIDENTIAL**

1796 RIVER RUN DR

MARYSVILLE, CA 95901

\$450,841 TopHap Estimate · \$183 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,469 ft²

LIVING AREA

0.14 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$451K

\$439K low

\$463K high

Last Sale

\$261,500 · Oct 31, 2008

Est. Owner Equity

\$203,937

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$4,741 (2025)
Assessed Value	\$343,100
Previous Assessed	\$336,373
Assessor Market Value	\$475,200

PROPERTY FACTS

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

Patio · 110 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 30, 2008	Resale	Grant Deed	\$261,500	\$106	\$267K

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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