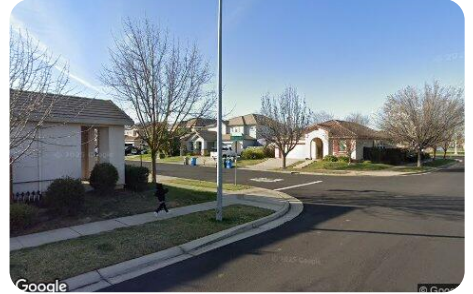


Single Family Residence **RESIDENTIAL**

1800 RIVER RUN DR

MARYSVILLE, CA 95901

\$393,266 TopHap Estimate · \$260 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,513 ft²

LIVING AREA

0.19 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$393K

\$364K low

\$422K high

Last Sale

\$165,000 · Nov 19, 2008

Est. Owner Equity

\$136,766

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$3,400 (2025)
Assessed Value	\$216,287
Previous Assessed	\$212,047
Assessor Market Value	\$348,930

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.19
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 13, 2008	Resale	Grant Deed	\$165,000	\$109	\$165K

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------