

Single Family Residence **RESIDENTIAL**

1725 RIVER RUN DR

MARYSVILLE, CA 95901

\$427,619 TopHap Estimate · \$237 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,808 ft²

LIVING AREA

0.16 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$428K

\$395K low

\$460K high

Last Sale

\$424,500 · Mar 14, 2025

Est. Owner Equity

\$0

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax	\$3,135 (2025)
Assessed Value	\$432,990
Previous Assessed	\$260,428
Assessor Market Value	\$399,780

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.16
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 10, 2025	Resale	Grant Deed	\$424,500	\$235	\$357K
Mar 10, 2025	Financing	Intrafamily Transfer			
Mar 14, 2016	Resale	Grant Deed	\$220,000	\$122	\$224K
Jun 5, 1997	Financing	Grant Deed			\$31K
Sep 23, 1994	Resale	Grant Deed	\$124,000	\$69	\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgewater Elementary School	Elementary	KG–6	0.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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