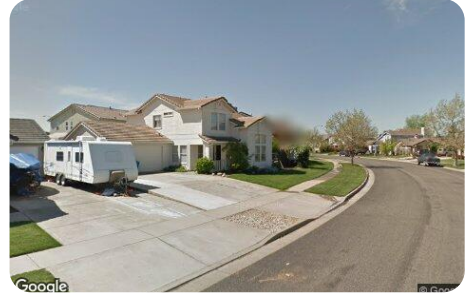


Single Family Residence **RESIDENTIAL**

1740 RIVER RUN DR

MARYSVILLE, CA 95901

\$340,524 TopHap Estimate · \$262 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,300 ft²

LIVING AREA

0.13 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$341K

\$313K low

\$368K high

Last Sale

\$180,000 · Jan 30, 2017

Est. Owner Equity

\$163,022

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$2,458 (2025)
Assessed Value	\$213,076
Previous Assessed	\$208,899
Assessor Market Value	\$340,560

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.13
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 18, 2017	Resale	Grant Deed	\$180,000	\$138	\$177K
Feb 28, 2012	Resale	Grant Deed	\$117,000	\$90	\$91K
Apr 5, 2011	Recorded document	Grant Deed			
Feb 22, 2010	Non-arms-length	Trustees Deed	\$210,774	\$162	
Aug 31, 2007	Non-arms-length	Grant Deed	\$190,000	\$146	\$190K
Sep 14, 2005	Non-arms-length	Grant Deed	\$140,100	\$108	\$140K
Sep 5, 2003	Resale	Grant Deed	\$136,000	\$105	\$109K
Sep 12, 2001	Resale	Grant Deed	\$9,500	\$7	
Aug 2, 1994	Resale	Grant Deed	\$111,000	\$85	\$85K

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	2.5 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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