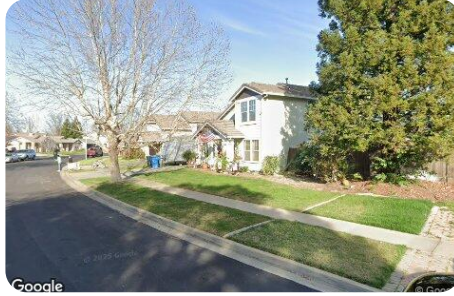


Single Family Residence **RESIDENTIAL**

1716 RIVER RUN DR

MARYSVILLE, CA 95901

\$410,111 TopHap Estimate · \$227 / ft² · confidence 97 · 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

\$410K

\$396K low

\$424K high

Last Sale

\$410,000 · Jun 8, 2026

Est. Owner Equity

\$111

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$5,093 (2025)
Assessed Value	\$392,500
Previous Assessed	\$436,968
Assessor Market Value	\$371,430

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.15
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 3, 2026	Resale	Grant Deed	\$410,000	\$227	\$398K
Dec 14, 2022	Resale	Grant Deed	\$420,000	\$232	\$412K
Apr 17, 2014	Quitclaim	Quit Claim Transfer			
Feb 3, 1998	Resale	Grant Deed	\$100,000	\$55	\$102K
Aug 26, 1994	Quitclaim	Quit Claim Transfer			
Aug 26, 1994	Resale	Trustees Deed	\$132,000	\$73	\$134K

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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