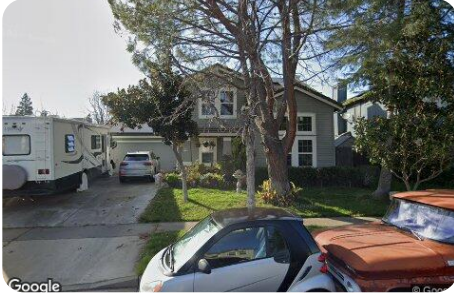


Single Family Residence **RESIDENTIAL**

1713 RIVER RUN DR

MARYSVILLE, CA 95901

\$375,458 TopHap Estimate · \$242 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,550 ft²

LIVING AREA

0.19 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$375K

\$364K low

\$387K high

Est. Owner Equity

\$114,943

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$2,550 (2025)
Assessed Value	\$220,280
Previous Assessed	\$215,962
Assessor Market Value	\$381,060

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.19
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Patio · 84 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 11, 2021	Financing	Intrafamily Transfer			
Apr 8, 1994	Resale	Grant Deed	\$127,500	\$82	\$131K

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------