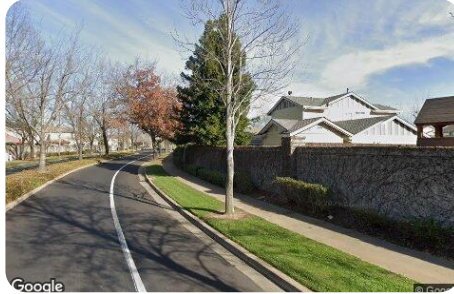


Single Family Residence **RESIDENTIAL**

1741 RIVER RUN DR

MARYSVILLE, CA 95901

\$363,124 TopHap Estimate · \$279 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,300 ft²

LIVING AREA

0.14 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$363K

\$349K low

\$377K high

Last Sale

\$240,000 · Jul 26, 2017

Est. Owner Equity

\$195,124

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$3,248 (2025)
Assessed Value	\$278,534
Previous Assessed	\$273,073
Assessor Market Value	\$351,000

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.14
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2017	Resale	Grant Deed	\$240,000	\$185	\$168K
Jun 27, 2008	Quitclaim	Quit Claim Transfer			
Jun 12, 2007	Non-arms-length	Trustees Deed	\$243,983	\$188	
Dec 9, 2005	Quitclaim	Quit Claim Transfer			
Dec 9, 2005	Resale	Grant Deed	\$285,000	\$219	\$228K
Aug 19, 2004	Quitclaim	Quit Claim Transfer			\$172K
Jun 23, 2000	Resale	Grant Deed	\$100,500	\$77	\$75K
Mar 14, 2000	Recorded document	Grant Deed			
Mar 6, 2000	Foreclosure sale	Trustees Deed	\$79,317	\$61	
Sep 6, 1996	Resale	Grant Deed	\$94,000	\$72	\$96K

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

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

OWNERSHIP

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