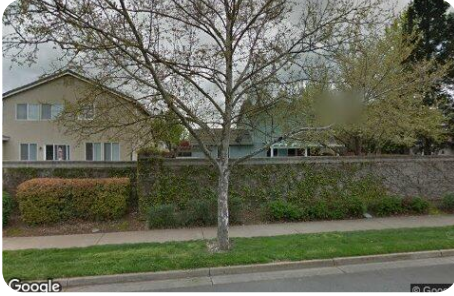


Single Family Residence **RESIDENTIAL**

1777 RIVER RUN DR

MARYSVILLE, CA 95901

\$386,429 TopHap Estimate · \$249 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,550 ft²

LIVING AREA

0.16 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$386K

\$369K low

\$404K high

Est. Owner Equity

\$85,989

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$3,467 (2025)
Assessed Value	\$306,388
Previous Assessed	\$300,381
Assessor Market Value	\$373,500

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
Feb 13, 2020	Financing	Intrafamily Transfer			\$268K
Dec 11, 2017	Resale	Grant Deed	\$264,000	\$170	\$270K
Dec 11, 2017	Quitclaim	Quit Claim Transfer			
Sep 28, 2017	Resale	Grant Deed	\$260,000	\$168	
Mar 8, 2014	Non-arms-length	Grant Deed	\$82,000	\$53	\$163K
May 5, 2006	Non-arms-length	Grant Deed	\$88,500	\$57	\$177K
Jul 25, 2003	Quitclaim	Quit Claim Transfer			
Jul 25, 2003	Resale	Grant Deed	\$167,500	\$108	\$134K
Sep 4, 1996	Resale	Grant Deed	\$104,000	\$67	\$103K

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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