

Single Family Residence **RESIDENTIAL**

1876 RIVER RUN DR

MARYSVILLE, CA 95901

\$459,769 TopHap Estimate · \$187 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,461 ft²
LIVING AREA

0.23 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$460K

\$447K low

\$473K high

Last Sale

\$430,500 · Feb 10, 2006

Est. Owner Equity

\$234,769

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$6,652 (2025)
Assessed Value	\$467,500
Previous Assessed	\$466,000
Assessor Market Value	\$453,960

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.23
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 9, 2006	Resale	Corporation Deed	\$430,500	\$175	\$225K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgewater Elementary School	Elementary	KG–6	0.3 mi
Yuba Gardens Intermediate School	Middle	7–8	2.0 mi
Lindhurst High School	High	9–12	2.4 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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