

Single Family Residence **RESIDENTIAL**

1205 RIDEOUT WAY

MARYSVILLE, CA 95901

\$364,163 TopHap Estimate · \$333 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,092 ft²

LIVING AREA

0.15 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$364K

\$353K low

\$375K high

Last Sale

\$355,000 · Aug 29, 2023

Est. Owner Equity

\$0

Loan-to-Value

119%

TAX & ASSESSMENT

Property Tax	\$4,172 (2025)
Assessed Value	\$369,342
Previous Assessed	\$362,100
Assessor Market Value	\$310,590

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
Aug 25, 2023	Resale	Grant Deed	\$355,000	\$325	\$349K
Mar 30, 2021	Quitclaim	Quit Claim Transfer	\$172,500	\$158	\$172K
Oct 1, 2015	Resale	Grant Deed	\$155,000	\$142	\$152K
Jan 9, 2004	Resale	Grant Deed	\$897,273	\$822	\$132K
Sep 13, 1996	Resale	Grant Deed	\$69,000	\$63	\$69K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Anna McKenney Intermediate School	Middle	7–8	0.3 mi
Kynoch Elementary School	Elementary	KG–6	0.5 mi
Marysville High School	High	9–12	1.0 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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