

Single Family Residence **RESIDENTIAL**

1162 RIDEOUT WAY

MARYSVILLE, CA 95901

\$317,881 TopHap Estimate · \$250 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,272 ft²

LIVING AREA

0.11 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$318K

\$309K low

\$327K high

Est. Owner Equity

\$20,771

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$1,753 (2025)
Assessed Value	\$150,268
Previous Assessed	\$147,322
Assessor Market Value	\$304,110

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.11
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 4, 2018	Financing	Intrafamily Transfer			\$148K
Jun 29, 2010	Quitclaim	Quit Claim Transfer			
Aug 13, 2010	Resale	Grant Deed	\$115,000	\$90	\$113K
Mar 25, 2010	Foreclosure sale	Trustees Deed	\$76,000	\$60	
Sep 11, 2006	Quitclaim	Quit Claim Transfer			
Sep 11, 2006	Resale	Grant Deed	\$237,000	\$186	\$237K
Aug 25, 2006	Recorded document	Grant Deed			
Dec 19, 2005	Resale	Grant Deed	\$195,000	\$153	\$156K
Dec 19, 2005	Quitclaim	Quit Claim Transfer			
Oct 27, 1993	Resale	Grant Deed	\$92,000	\$72	\$62K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Anna McKenney Intermediate School	Middle	7–8	0.2 mi
Kynoch Elementary School	Elementary	KG–6	0.4 mi

Marysville High School	High	9–12	0.9 mi
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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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