

Single Family Residence

**RESIDENTIAL**

# 1720 RIVER RUN DR

MARYSVILLE, CA 95901

**\$390,790**

TopHap Estimate · \$216 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,808 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$391K**

**\$372K low**

**\$409K high**

Last Sale

**\$390,000 · Jan 27, 2026**

Est. Owner Equity

**\$7,854**

Loan-to-Value

**98%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,638 (2025) |
| Assessed Value        | \$219,974      |
| Previous Assessed     | \$215,661      |
| Assessor Market Value | \$398,610      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | YUBA                    |
| Lot (acres)   | 0.16                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                               | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|------------------------------------|-----------|--------------------|--------|
| Jan 23, 2026 | Resale            | Grant Deed                         | \$390,000 | \$216              | \$383K |
| Sep 4, 2024  | Financing         | Affidavit Of Death Of Joint Tenant |           |                    |        |
| Sep 4, 2024  | Financing         | Intrafamily Transfer               |           |                    |        |
| Apr 12, 2002 | Resale            | Grant Deed                         | \$146,000 | \$81               | \$131K |
| Dec 28, 2001 | Recorded document | Grant Deed                         |           |                    |        |
| Dec 28, 2001 | Non-arms-length   | Trustees Deed                      | \$116,332 | \$64               |        |
| Jul 21, 1994 | Resale            | Grant Deed                         | \$131,500 | \$73               | \$134K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Edgewater Elementary School      | Elementary | KG–6   | 0.3 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>109</div> <div>CRIME INDEX</div> | <div>91</div> <div>AIR POLLUTION</div> | <div>39,297</div> <div>POPULATION</div> | <div>\$63K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|