

Single Family Residence **RESIDENTIAL**

2094 RIVER ROCK DR

MARYSVILLE, CA 95901

\$444,587 TopHap Estimate · \$238 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,867 ft²

LIVING AREA

0.14 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$445K

\$427K low

\$462K high

Last Sale

\$420,000 · Sep 12, 2022

Est. Owner Equity

\$444,587

TAX & ASSESSMENT

Property Tax	\$5,881 (2025)
Assessed Value	\$445,706
Previous Assessed	\$436,968
Assessor Market Value	\$374,850

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.14
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 7, 2022	Resale	Grant Deed	\$420,000	\$225	
Mar 29, 2021	Non-arms-length	Grant Deed	\$350,000	\$187	\$358K
Jul 16, 2020	Quitclaim	Quit Claim Transfer			
Mar 21, 2019	Resale	Grant Deed	\$318,000	\$170	
Oct 20, 2017	Financing	Trustees Deed			\$909K
May 11, 2017	Quitclaim	Quit Claim Transfer			
Nov 30, 2016	Resale	Grant Deed	\$1,960,000	\$1050	\$1.5M
Nov 7, 2016	Quitclaim	Quit Claim Transfer			
Nov 7, 2016	Quitclaim	Quit Claim Transfer			
Nov 7, 2016	Quitclaim	Quit Claim Transfer			
Apr 29, 2009	Recorded document	Grant Deed			
Mar 6, 2009	Non-arms-length	Trustees Deed	\$372,118	\$199	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgewater Elementary School	Elementary	KG–6	0.7 mi
Yuba Gardens Intermediate School	Middle	7–8	1.9 mi

Lindhurst High School	High	9–12	2.2 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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------