

Single Family Residence **RESIDENTIAL**

2032 RIVER ROCK DR

MARYSVILLE, CA 95901

\$444,756 TopHap Estimate · confidence 88 · as of Jul 14, 2026



4

BEDS

2

BATHS

0.19 ac

LOT SIZE

1

STORIES

7

ROOMS

VALUATION

\$445K

\$391K low

\$498K high

Last Sale

\$338,000 · Oct 18, 2019

Est. Owner Equity

\$126,706

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$5,137 (2025)
Assessed Value	\$376,928
Previous Assessed	\$369,538
Assessor Market Value	\$395,460

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.19
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 17, 2019	Resale	Grant Deed	\$338,000		\$326K
Jun 17, 2019	Financing	Loan Modification			\$1.9M
Oct 20, 2017	Financing	Trustees Deed			\$909K
May 11, 2017	Quitclaim	Quit Claim Transfer			
Nov 7, 2016	Quitclaim	Quit Claim Transfer			
Nov 7, 2016	Quitclaim	Quit Claim Transfer			
Nov 30, 2016	Resale	Grant Deed	\$1,960,000		\$1.5M
Nov 7, 2016	Quitclaim	Quit Claim Transfer			
Apr 29, 2009	Recorded document	Grant Deed			
Mar 6, 2009	Non-arms-length	Trustees Deed	\$372,118		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgewater Elementary School	Elementary	KG–6	0.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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