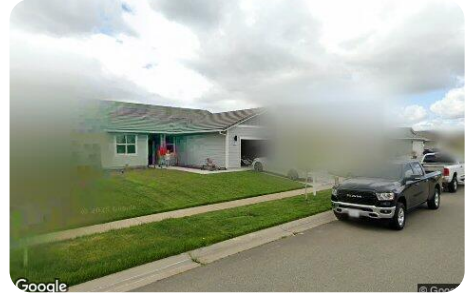
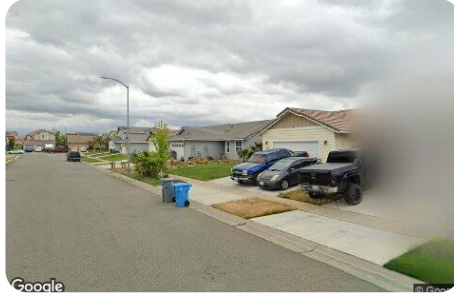


Single Family Residence **RESIDENTIAL**

2078 RIVER ROCK DR

MARYSVILLE, CA 95901

\$423,271 TopHap Estimate · \$279 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,515 ft²

LIVING AREA

0.14 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$423K

\$409K low

\$438K high

Last Sale

\$320,000 · Jun 11, 2020

Est. Owner Equity

\$109,166

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$4,905 (2025)
Assessed Value	\$356,849
Previous Assessed	\$349,853
Assessor Market Value	\$420,750

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	\$/FT ²	LOAN
Jun 9, 2020	Resale	Grant Deed	\$320,000	\$211	\$314K
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	\$1294	\$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	\$246	

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

OWNERSHIP

Occupancy	Owner occupied
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