

Single Family Residence **RESIDENTIAL**

2056 RIVER ROCK DR

MARYSVILLE, CA 95901

\$442,347 TopHap Estimate · confidence 88 · as of Jul 14, 2026



4

BEDS

2

BATHS

0.15 ac

LOT SIZE

1

STORIES

7

ROOMS

VALUATION

\$442K

\$389K low

\$496K high

Last Sale

\$323,000 · Oct 9, 2019

Est. Owner Equity

\$282,347

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$4,873 (2025)
Assessed Value	\$360,197
Previous Assessed	\$353,135
Assessor Market Value	\$391,770

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.15
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 15, 2021	Quitclaim	Quit Claim Transfer			
Jan 15, 2021	Financing	Intrafamily Transfer			\$160K
Oct 4, 2019	Resale	Grant Deed	\$323,000		\$173K
Jun 17, 2019	Financing	Loan Modification			\$1.9M
Oct 20, 2017	Financing	Trustees Deed			\$909K
May 11, 2017	Quitclaim	Quit Claim Transfer			
Nov 30, 2016	Resale	Grant Deed	\$1,960,000		\$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		

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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