

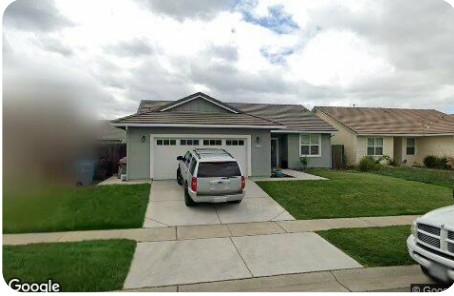
Single Family Residence

RESIDENTIAL

2044 RIVER ROCK DR

MARYSVILLE, CA 95901

\$421,108 TopHap Estimate · \$278 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,515 ft²
LIVING AREA

0.15 ac
LOT SIZE

2020
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$421K

\$408K low

\$434K high

Est. Owner Equity

\$408,580

Loan-to-Value

3%

TAX & ASSESSMENT

Property Tax	\$4,907 (2025)
Assessed Value	\$357,056
Previous Assessed	\$350,056
Assessor Market Value	\$419,400

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2020	Quitclaim	Quit Claim Transfer			
Jul 20, 2020	Resale	Grant Deed	\$323,500	\$214	
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 7, 2016	Quitclaim	Quit Claim Transfer			
Nov 30, 2016	Resale	Grant Deed	\$1,960,000	\$1294	\$1.5M
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	0.6 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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

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