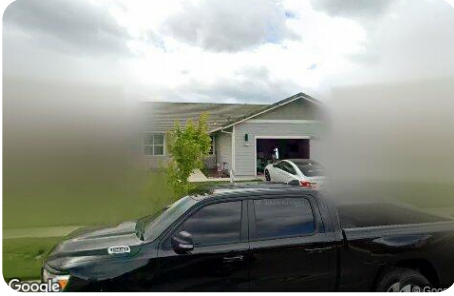


Single Family Residence **RESIDENTIAL**

2072 RIVER ROCK DR

MARYSVILLE, CA 95901

\$449,000 TopHap Estimate · \$240 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,867 ft²
LIVING AREA

0.15 ac
LOT SIZE

2020
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$449K

\$436K low

\$462K high

Last Sale

\$450,000 · Aug 1, 2023

Est. Owner Equity

\$0

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$6,125 (2025)
Assessed Value	\$427,500
Previous Assessed	\$459,000
Assessor Market Value	\$397,440

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 17, 2023	Resale	Grant Deed	\$450,000	\$241	\$460K
Mar 29, 2021	Financing	Intrafamily Transfer			\$333K
Feb 17, 2020	Resale	Grant Deed	\$330,000	\$177	\$324K
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 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			
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	0.6 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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