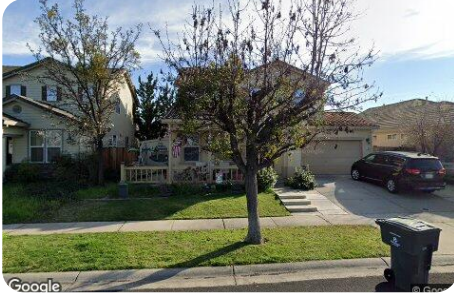


Single Family Residence **RESIDENTIAL**

1794 RIVER RUN DR

MARYSVILLE, CA 95901

\$451,828 TopHap Estimate · \$153 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,950 ft²
LIVING AREA

0.14 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$452K

\$437K low

\$467K high

Last Sale

\$230,000 · Jan 3, 2013

Est. Owner Equity

\$225,994

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$4,171 (2025)
Assessed Value	\$288,879
Previous Assessed	\$283,216
Assessor Market Value	\$531,000

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.14
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 151 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 26, 2012	Resale	Grant Deed	\$230,000	\$78	\$226K
Feb 10, 2009	Resale	Grant Deed	\$255,000	\$86	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgewater Elementary School	Elementary	KG–6	0.2 mi
Yuba Gardens Intermediate School	Middle	7–8	2.1 mi
Lindhurst High School	High	9–12	2.4 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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