

Single Family Residence **RESIDENTIAL**

1168 RIDEOUT WAY

MARYSVILLE, CA 95901

\$343,840 TopHap Estimate · \$255 / ft² · confidence 95 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,348 ft²
LIVING AREA

0.13 ac
LOT SIZE

1959
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$344K

\$326K low

\$362K high

Last Sale

\$330,000 · Nov 3, 2022

Est. Owner Equity

\$19,818

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax

\$3,831 (2025)

Assessed Value

\$350,198

Previous Assessed

\$343,332

Assessor Market Value

\$291,870

PROPERTY FACTS

Property Type	Single Family Residence
County	YUBA
Lot (acres)	0.13
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2022	Resale	Grant Deed	\$330,000	\$245	\$324K
Aug 17, 2012	Quitclaim	Quit Claim Transfer			
Jul 22, 2010	Quitclaim	Quit Claim Transfer			
Jul 22, 2010	Resale	Grant Deed	\$125,000	\$93	\$128K
Feb 10, 2010	Resale	Grant Deed	\$129,000	\$96	\$133K
Nov 4, 2009	Non-arms-length	Trustees Deed	\$76,100	\$56	
Oct 6, 2005	Quitclaim	Quit Claim Transfer			
Oct 10, 2005	Resale	Grant Deed	\$276,500	\$205	\$221K
Jun 7, 2001	Quitclaim	Quit Claim Transfer			
Jun 7, 2001	Resale	Grant Deed	\$107,500	\$80	
Oct 3, 2000	Resale	Grant Deed	\$88,500	\$66	\$89K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Anna McKenney Intermediate School	Middle	7–8	0.2 mi
Kynoch Elementary School	Elementary	KG–6	0.4 mi
Marysville High School	High	9–12	0.9 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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