

Single Family Residence **RESIDENTIAL**

1757 RIVER RUN DR

MARYSVILLE, CA 95901

\$416,773 TopHap Estimate · \$269 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,550 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$417K

\$404K low

\$429K high

Est. Owner Equity

\$8,673

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$4,849 (2025)
Assessed Value	\$386,500
Previous Assessed	\$416,160
Assessor Market Value	\$352,890

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	\$/FT ²	LOAN
Jun 24, 2026	Financing	Grant Deed			\$410K
Apr 25, 2023	Resale	Grant Deed	\$400,000	\$258	\$408K
Sep 24, 2021	Financing	Intrafamily Transfer			\$204K
Mar 2, 2021	Resale	Grant Deed	\$338,000	\$218	\$171K
Jul 6, 2017	Quitclaim	Quit Claim Transfer			
Jul 5, 2017	Resale	Grant Deed	\$246,000	\$159	\$234K
Jun 19, 2012	Resale	Grant Deed	\$127,500	\$82	\$130K
May 15, 2012	Non-arms-length	Trustees Deed	\$87,550	\$56	
Apr 14, 2005	Resale	Grant Deed	\$290,000	\$187	\$218K
Aug 22, 2002	Quitclaim	Quit Claim Transfer			\$113K
Oct 1, 1996	Resale	Grant Deed	\$104,000	\$67	\$104K

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	2.5 mi
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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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