

Single Family Residence **RESIDENTIAL**

1893 RIVER RUN DR

MARYSVILLE, CA 95901

\$429,438 TopHap Estimate · \$284 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,513 ft²

LIVING AREA

0.14 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

10

ROOMS

2

PARKING

VALUATION

\$429K

\$413K low

\$445K high

Last Sale

\$435,000 · Apr 14, 2022

Est. Owner Equity

\$43,338

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$6,169 (2025)
Assessed Value	\$423,000
Previous Assessed	\$461,624
Assessor Market Value	\$399,870

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 12, 2022	Resale	Grant Deed	\$435,000	\$288	\$386K
Jun 30, 2017	Quitclaim	Quit Claim Transfer			
Mar 6, 2014	Resale	Grant Deed	\$185,000	\$122	\$189K
Feb 2, 2013	Quitclaim	Quit Claim Transfer			
May 16, 2012	Quitclaim	Quit Claim Transfer			
Jul 24, 2009	Resale	Grant Deed	\$135,000	\$89	
Jul 29, 2009	Quitclaim	Quit Claim Transfer			
Jan 8, 2007	Resale	Grant Deed	\$269,500	\$178	\$215K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgewater Elementary School	Elementary	KG–6	0.3 mi
Yuba Gardens Intermediate School	Middle	7–8	2.0 mi
Lindhurst High School	High	9–12	2.3 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
-----------	----------------