

Single Family Residence **RESIDENTIAL**

1785 RIVER RUN DR

MARYSVILLE, CA 95901

\$448,321 TopHap Estimate · \$182 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,461 ft²

LIVING AREA

0.14 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$448K

\$435K low

\$461K high

Last Sale

\$305,000 · Jun 22, 2007

Est. Owner Equity

\$255,821

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$5,543 (2025)
Assessed Value	\$416,791
Previous Assessed	\$408,620
Assessor Market Value	\$447,120

PROPERTY FACTS

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

Patio · 100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 19, 2007	Resale	Grant Deed	\$305,000	\$124	\$244K

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

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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