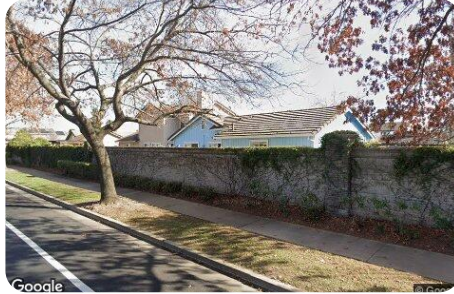


Single Family Residence **RESIDENTIAL**

1749 RIVER RUN DR

MARYSVILLE, CA 95901

\$341,498 TopHap Estimate · \$263 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,300 ft²

LIVING AREA

0.14 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$341K

\$331K low

\$352K high

Est. Owner Equity

\$68,339

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$2,871 (2025)
Assessed Value	\$243,899
Previous Assessed	\$239,118
Assessor Market Value	\$349,830

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 4, 2019	Quitclaim	Quit Claim Transfer			\$273K
Aug 1, 2018	Quitclaim	Quit Claim Transfer			\$268K
Apr 25, 2016	Resale	Grant Deed	\$202,000	\$155	\$206K
Jun 18, 2008	Resale	Grant Deed	\$150,000	\$115	\$141K
Jun 13, 2008	Financing	Grant Deed			\$12M
Mar 28, 2008	Recorded document	Deed In Lieu Of Foreclosure			
Nov 28, 2006	Resale	Grant Deed	\$289,000	\$222	\$231K
Nov 4, 2004	Quitclaim	Quit Claim Transfer			
Nov 4, 2004	Resale	Grant Deed	\$230,000	\$177	\$184K
Sep 8, 2000	Recorded document	Grant Deed			
Mar 27, 1997	Resale	Trustees Deed	\$94,000	\$72	\$94K
Mar 27, 1997	Quitclaim	Quit Claim Transfer			

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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