

Single Family Residence **RESIDENTIAL**

3866 RIVERS RUN TRCE NW

ACWORTH, GA 30101

\$354,271 TopHap Estimate · \$193 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,837 ft²

LIVING AREA

0.25 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$354K

\$345K low

\$364K high

Last Sale

\$235,000 · Apr 6, 2021

Est. Owner Equity

\$185,041

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$4,405 (2025)
Assessed Value	\$146,204
Previous Assessed	\$277,050
Assessor Market Value	\$365,510

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cobb
Construction	Frame (Unspecified)
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 120 ft²

Porch · 56 ft²

CLIMATE RISK

1 FLOOD	6 WILDFIRE	85 HEAT	91 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 5, 2021	Resale	Limited Warranty Deed	\$235,000	\$128	\$169K
Dec 20, 2010	Resale	Special Warranty Deed	\$84,500	\$46	\$82K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Barber Middle School	Middle	6–8	1.1 mi
McCall Primary School	Elementary	KG–1	2.3 mi
North Cobb High School	High	9–12	2.4 mi

District: Cobb County 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 30101

65 CRIME INDEX	84 AIR POLLUTION	65,552 POPULATION	\$113K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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