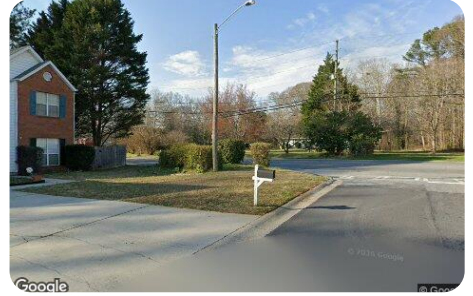


Single Family Residence **RESIDENTIAL**

# 3800 RIVERS RUN TRCE NW

ACWORTH, GA 30101

**\$326,431** TopHap Estimate · \$169 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,932 ft<sup>2</sup>**  
LIVING AREA

**0.16 ac**  
LOT SIZE

**1996**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

**1**  
PARKING

## VALUATION

**\$326K**

\$315K low

\$338K high

Last Sale

**\$149,900 · Nov 15, 2006**

Est. Owner Equity

**\$144,931**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,116 (2025) |
| Assessed Value        | \$134,560      |
| Previous Assessed     | \$267,670      |
| Assessor Market Value | \$336,400      |

## 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 · 24 ft²

Porch · 24 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 9<br>WILDFIRE | 85<br>HEAT | 91<br>STORM | 45<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|-------------|-----------|---------------------|-----------|--------|--------|
| Dec 9, 2009 | Quitclaim | Quit Claim Transfer |           |        |        |
| Dec 9, 2009 | Quitclaim | Quit Claim Transfer |           |        |        |
| Nov 9, 2006 | Resale    | Warranty Deed       | \$149,900 | \$78   | \$120K |
| Nov 9, 2006 | Resale    | Grant Deed          | \$149,900 | \$78   |        |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Barber Middle School   | Middle     | 6–8    | 1.2 mi   |
| McCall Primary School  | Elementary | KG–1   | 2.3 mi   |
| North Cobb High School | High       | 9–12   | 2.5 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>65,552</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|