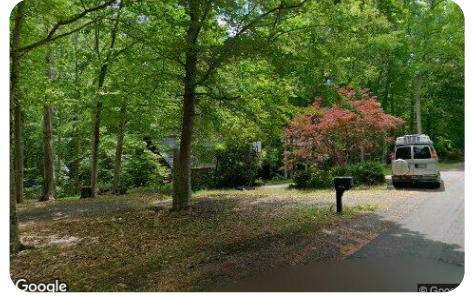


Single Family Residence **RESIDENTIAL**

10731 RIVER RUN DR

MANASSAS, VA 20112

\$610,069 TopHap Estimate · \$389 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

4

BATHS

1,568 ft²

LIVING AREA

0.47 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$610K

\$583K low

\$637K high

Last Sale

\$264,300 · Apr 7, 2010

Est. Owner Equity

\$349,569

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$5,056 (2024)
Assessed Value	\$567,300
Previous Assessed	\$567,300
Assessor Market Value	\$567,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	0.47
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes

Deck · 240 ft²

Porch · 32 ft²

CLIMATE RISK

1
FLOOD

18
WILDFIRE

79
HEAT

69
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 5, 2010	Resale	Grant Deed	\$264,300	\$169	\$260K
Jul 31, 2009	Non-arms-length	Trustees Deed	\$183,822	\$117	
Dec 14, 2006	Resale	Grant Deed	\$374,000	\$239	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.0 mi
Osborn Park High School	High	9–12	4.2 mi
Parkside Middle School	Middle	6–8	4.8 mi

District: Prince William County Public Schools

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 20112

53 CRIME INDEX	83 AIR POLLUTION	30,416 POPULATION	\$171K MEDIAN IN-COME	56°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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