

Single Family Residence **RESIDENTIAL**

# 3806 RIVERS RUN TRCE NW

ACWORTH, GA 30101

**\$301,125** TopHap Estimate · \$252 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,194 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$301K**

\$288K low

\$314K high

Est. Owner Equity

**\$301,125**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,623 (2025) |
| Assessed Value        | \$120,232      |
| Previous Assessed     | \$224,260      |
| Assessor Market Value | \$300,580      |

## PROPERTY FACTS

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

Patio · 120 ft²

Porch · 64 ft²

## CLIMATE RISK

1

FLOOD

17

WILDFIRE

85

HEAT

91

STORM

45

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| May 9, 2017  | Recorded document | Grant Deed          |           |        |        |
| Apr 30, 2014 | Resale            | Grant Deed          | \$130,000 | \$109  |        |
| Aug 12, 2008 | Resale            | Deed                | \$147,000 | \$123  | \$100K |
| Aug 12, 2008 | Resale            | Grant Deed          | \$147,000 | \$123  |        |
| Jul 27, 2007 | Resale            | Warranty Deed       | \$153,000 | \$128  | \$122K |
| Jul 27, 2007 | Resale            | Grant Deed          | \$153,000 | \$128  | \$122K |
| Nov 28, 2005 | Quitclaim         | Quit Claim Transfer |           |        | \$120K |
| Dec 19, 2003 | Resale            | Warranty Deed       | \$139,900 | \$117  | \$112K |

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

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