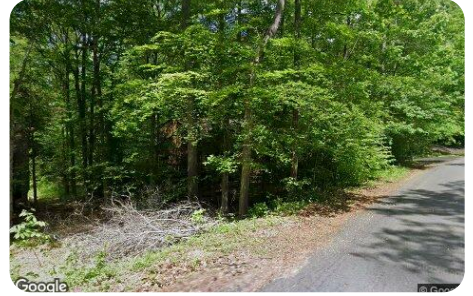


Single Family Residence **RESIDENTIAL**

10734 RIVER RUN DR

MANASSAS, VA 20112

\$755,322 TopHap Estimate · \$267 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,833 ft²

LIVING AREA

0.5 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$755K

\$696K low

\$814K high

Last Sale

\$188,000 · Jul 15, 1993

Est. Owner Equity

\$441,822

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$5,753 (2024)
Assessed Value	\$642,800
Previous Assessed	\$578,500
Assessor Market Value	\$642,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	0.50
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 252 ft²

Patio · 252 ft²

CLIMATE RISK

1 FLOOD	18 WILDFIRE	79 HEAT	69 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.0 mi
Osborn Park High School	High	9–12	4.1 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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