

Single Family Residence **RESIDENTIAL**

3858 RIVERS RUN TRCE NW

ACWORTH, GA 30101

\$344,419 TopHap Estimate · \$155 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,217 ft²

LIVING AREA

0.18 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$344K

\$328K low

\$361K high

Last Sale

\$165,000 · Jan 15, 2016

Est. Owner Equity

\$144,169

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$2,919 (2025)
Assessed Value	\$143,516
Previous Assessed	\$284,170
Assessor Market Value	\$358,790

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 · 144 ft²

Porch · 169 ft²

CLIMATE RISK

1 FLOOD	10 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
Dec 14, 2015	Resale	Grant Deed	\$165,000	\$74	

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	2.3 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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