

Single Family Residence **RESIDENTIAL**

10547 RIVER RUN CT

MANASSAS, VA 20112

\$899,715 TopHap Estimate · \$528 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,704 ft²

LIVING AREA

0.52 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$900K

\$852K low

\$948K high

Last Sale

\$516,000 · Oct 31, 2017

Est. Owner Equity

\$357,715

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$7,268 (2024)
Assessed Value	\$813,400
Previous Assessed	\$730,800
Assessor Market Value	\$813,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rambler
County	Prince William
Lot (acres)	0.52
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 72 ft²

Porch · 376 ft²

CLIMATE RISK

70
FLOOD

18
WILDFIRE

79
HEAT

69
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 27, 2017	Resale	Grant Deed	\$516,000	\$303	\$413K
Oct 2, 1998	Resale	Grant Deed	\$217,000	\$127	\$174K
Jul 1, 1997	Resale	Grant Deed	\$220,000	\$129	\$176K

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	4.7 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

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

| OWNERSHIP

Occupancy

Owner occupied