

Single Family Residence **RESIDENTIAL**

3812 RIVERS RUN TRCE NW

ACWORTH, GA 30101

\$341,875 TopHap Estimate · \$154 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,213 ft²
LIVING AREA

0.33 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

7
ROOMS

1
PARKING

VALUATION

\$342K

\$331K low

\$353K high

Last Sale

\$130,500 · Dec 17, 2014

Est. Owner Equity

\$131,375

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$3,446 (2025)
Assessed Value	\$145,648
Previous Assessed	\$286,200
Assessor Market Value	\$364,120

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 · 272 ft²

CLIMATE RISK

1 FLOOD	18 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
Apr 18, 2005	Resale	Deed	\$163,000	\$74	\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Barber Middle School	Middle	6–8	1.1 mi
McCall Primary School	Elementary	KG–1	2.2 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 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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