

Single Family Residence **RESIDENTIAL**

3856 RIVERS RUN TRCE NW

ACWORTH, GA 30101

\$330,189 TopHap Estimate · \$236 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,402 ft²
LIVING AREA

0.2 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$330K

\$321K low

\$339K high

Last Sale

\$290,200 · Feb 18, 2022

Est. Owner Equity

\$330,189

TAX & ASSESSMENT

Property Tax	\$4,016 (2025)
Assessed Value	\$133,280
Previous Assessed	\$239,970
Assessor Market Value	\$333,200

PROPERTY FACTS

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

Deck · 208 ft²

Patio · 208 ft²

Porch · 20 ft²

CLIMATE RISK

1 FLOOD	8 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
Jan 7, 2022	Resale	Limited Warranty Deed	\$290,200	\$207	
Oct 15, 2021	Resale	Limited Warranty Deed	\$295,500	\$211	
Nov 15, 2006	Resale	Grant Deed	\$153,000	\$109	\$153K
Nov 15, 2006	Resale	Grant Deed	\$153,000	\$109	
Aug 27, 2004	Resale	Warranty Deed	\$142,000	\$101	\$114K
Sep 30, 1998	Non-arms-length	Warranty Deed	\$118,500	\$85	\$115K

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
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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.