

Single Family Residence **RESIDENTIAL**

10748 RIVER RUN DR

MANASSAS, VA 20112

\$710,660 TopHap Estimate · \$360 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,972 ft²
LIVING AREA

0.47 ac
LOT SIZE

1974
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$711K

\$683K low

\$738K high

Last Sale

\$389,900 · Sep 20, 2013

Est. Owner Equity

\$316,809

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$5,469 (2024)
Assessed Value	\$604,400
Previous Assessed	\$549,900
Assessor Market Value	\$604,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	0.47
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	Yes

Deck · 450 ft²

Patio · 856 ft²

Porch · 578 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	79 HEAT	69 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2013	Resale	Grant Deed	\$389,900	\$198	\$390K
Dec 12, 2007	Resale	Trustees Deed	\$450,749	\$229	
Sep 24, 2008	Resale	Grant Deed	\$275,000	\$139	\$87K
Oct 4, 2007	Quitclaim	Quit Claim Transfer			
Jan 30, 2006	Quitclaim	Quit Claim Transfer			
May 3, 2004	Resale	Grant Deed	\$385,000	\$195	\$308K
Apr 30, 2004	Resale	Grant Deed	\$385,000	\$195	\$308K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.0 mi
Osborn Park High School	High	9–12	4.2 mi

Parkside Middle School	Middle	6–8	4.8 mi
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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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