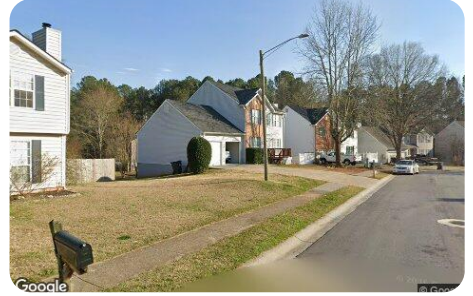


Single Family Residence **RESIDENTIAL**

3852 RIVERS RUN TRCE NW

ACWORTH, GA 30101

\$278,472 TopHap Estimate · \$292 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

953 ft²

LIVING AREA

0.18 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$278K

\$253K low

\$304K high

Last Sale

\$88,400 · Feb 9, 1996

Est. Owner Equity

\$234,672

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$2,611 (2025)
Assessed Value	\$118,736
Previous Assessed	\$211,900
Assessor Market Value	\$296,840

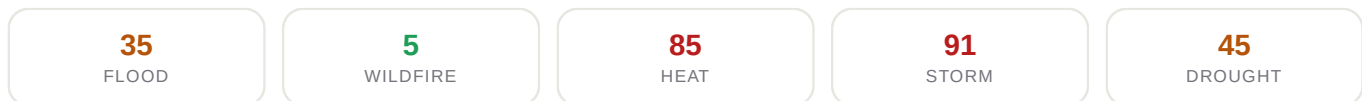
PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	Cobb
Construction	Frame (Unspecified)
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 30 ft²

Patio · 354 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Barber Middle School	Middle	6–8	1.0 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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