

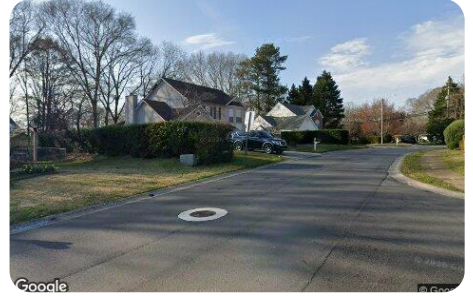
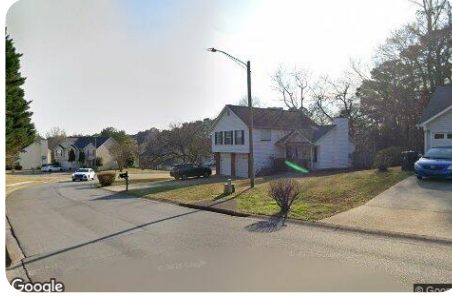
Single Family Residence

RESIDENTIAL

3804 RIVERS RUN TRCE NW

ACWORTH, GA 30101

\$281,119 TopHap Estimate · \$223 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,262 ft²

LIVING AREA

0.21 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$281K

\$265K low

\$297K high

Last Sale

\$192,000 · Nov 13, 2019

Est. Owner Equity

\$281,119

TAX & ASSESSMENT

Property Tax	\$777 (2025)
Assessed Value	\$105,248
Previous Assessed	\$199,530
Assessor Market Value	\$263,120

PROPERTY FACTS

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

Patio · 168 ft²

Porch · 82 ft²

CLIMATE RISK

1 FLOOD	14 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
Mar 18, 2020	Quitclaim	Quit Claim Transfer			
Nov 1, 2019	Resale	Grant Deed	\$192,000	\$152	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Barber Middle School	Middle	6–8	1.2 mi
McCall Primary School	Elementary	KG–1	2.3 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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