

Single Family Residence

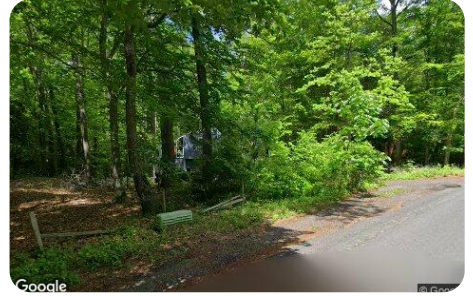
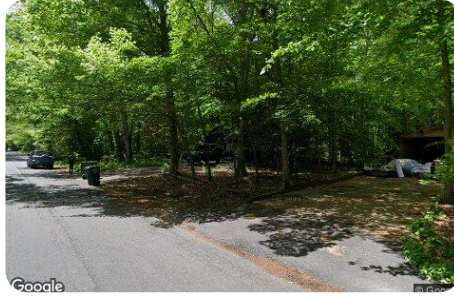
RESIDENTIAL

10736 RIVER RUN DR

MANASSAS, VA 20112

\$967,855

TopHap Estimate · \$297 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,255 ft²

LIVING AREA

0.52 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

8

ROOMS

6

PARKING

VALUATION

\$968K

\$834K low

\$1.1M high

Est. Owner Equity

\$591,855

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$8,506 (2024)
Assessed Value	\$940,900
Previous Assessed	\$855,300
Assessor Market Value	\$940,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	0.52
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 216 ft²

Patio · 450 ft²

Porch · 304 ft²

CLIMATE RISK

1 FLOOD	18 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
Mar 20, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.0 mi
Osborn Park High School	High	9–12	4.1 mi
Parkside Middle School	Middle	6–8	4.8 mi

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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