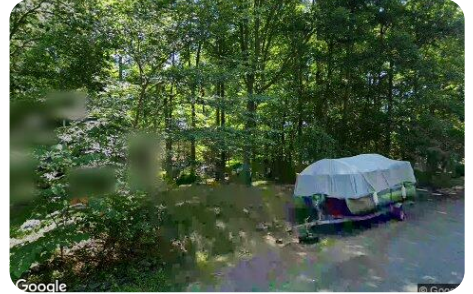


Single Family Residence **RESIDENTIAL**

10551 RIVER RUN CT

MANASSAS, VA 20112

\$790,980 TopHap Estimate · \$579 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,366 ft²
LIVING AREA

0.49 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$791K

\$762K low

\$820K high

Last Sale

\$510,000 · Aug 13, 2018

Est. Owner Equity

\$91,610

Loan-to-Value

85%

TAX & ASSESSMENT

Assessed Value	\$718,000
Previous Assessed	\$642,600
Assessor Market Value	\$718,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Prince William
Lot (acres)	0.49
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 544 ft²

Porch · 207 ft²

CLIMATE RISK

93
FLOOD

18
WILDFIRE

79
HEAT

69
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 13, 2018	Resale	Grant Deed	\$510,000	\$373	\$510K
Jan 26, 2012	Resale	Grant Deed	\$395,000	\$289	\$403K

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

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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