

Single Family Residence **RESIDENTIAL**

10723 RIVER RUN DR

MANASSAS, VA 20112

\$822,181 TopHap Estimate · \$433 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,900 ft²

LIVING AREA

0.62 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$822K

\$735K low

\$910K high

Last Sale

\$220,000 · Nov 22, 1994

Est. Owner Equity

\$533,181

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$7,151 (2024)
Assessed Value	\$802,300
Previous Assessed	\$719,100
Assessor Market Value	\$802,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rambler
County	Prince William
Lot (acres)	0.62
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 576 ft²

Patio · 576 ft²

Porch · 144 ft²

CLIMATE RISK

1 FLOOD	18 WILDFIRE	79 HEAT	69 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

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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