

Single Family Residence **RESIDENTIAL**

10545 RIVER RUN CT

MANASSAS, VA 20112

\$674,999 TopHap Estimate · \$395 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,708 ft²

LIVING AREA

0.59 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$675K

\$573K low

\$777K high

Last Sale

\$390,000 · May 11, 2012

Est. Owner Equity

\$294,886

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$5,956 (2024)
Assessed Value	\$668,600
Previous Assessed	\$598,900
Assessor Market Value	\$668,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rambler
County	Prince William
Lot (acres)	0.59
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 80 ft²

Patio · 180 ft²

CLIMATE RISK

1
FLOOD

18
WILDFIRE

79
HEAT

69
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2012	Resale	Warranty Deed	\$390,000	\$228	\$380K
May 6, 2011	Resale	Grant Deed	\$215,000	\$126	\$150K

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	4.7 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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------