

Single Family Residence **RESIDENTIAL**

10725 RIVER RUN DR

MANASSAS, VA 20112

\$848,416 TopHap Estimate · \$416 / ft² · confidence 89 · as of Jul 14, 2026



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4

BEDS

3

BATHS

2,040 ft²

LIVING AREA

0.59 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$848K

\$755K low

\$942K high

Last Sale

\$829,000 · Nov 19, 2025

Est. Owner Equity

\$19,416

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$7,477 (2024)
Assessed Value	\$839,200
Previous Assessed	\$839,200
Assessor Market Value	\$839,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rambler
County	Prince William
Lot (acres)	0.59
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 120 ft²

Patio · 1,022 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
Nov 18, 2025	Resale	Deed	\$829,000	\$406	\$829K
Oct 31, 2007	Quitclaim	Quit Claim Transfer			
Sep 19, 2007	Quitclaim	Quit Claim Transfer			
Apr 25, 2000	Non-arms-length	Grant Deed	\$289,900	\$142	\$232K

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



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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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