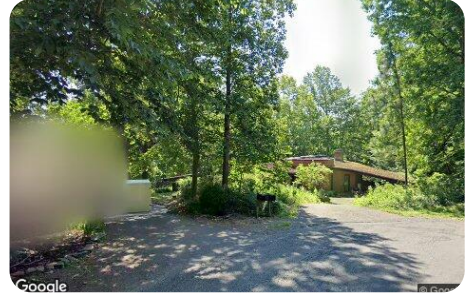


Single Family Residence **RESIDENTIAL**

10555 RIVER RUN CT

MANASSAS, VA 20112

\$914,029 TopHap Estimate · \$370 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

5

BATHS

2,468 ft²

LIVING AREA

0.52 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$914K

\$881K low

\$947K high

Last Sale

\$876,000 · May 5, 2022

Est. Owner Equity

\$6,493

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax	\$7,759 (2024)
Assessed Value	\$876,300
Previous Assessed	\$780,200
Assessor Market Value	\$876,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rambler
County	Prince William
Lot (acres)	0.52
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 420 ft²

CLIMATE RISK

97
FLOOD

18
WILDFIRE

79
HEAT

69
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 3, 2022	Resale	Deed	\$876,000	\$355	\$908K
Jul 20, 2018	Quitclaim	Quit Claim Transfer			\$480K
Jul 30, 2015	Resale	Grant Deed	\$599,000	\$243	\$539K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.1 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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