

Single Family Residence **RESIDENTIAL**

10749 RIVER RUN DR

MANASSAS, VA 20112

\$939,318 TopHap Estimate · \$225 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

4,175 ft²

LIVING AREA

0.55 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

11

ROOMS

2

PARKING

VALUATION

\$939K

\$891K low

\$987K high

Last Sale

\$618,765 · Oct 24, 2016

Est. Owner Equity

\$364,732

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$7,840 (2024)
Assessed Value	\$871,400
Previous Assessed	\$788,300
Assessor Market Value	\$871,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rambler
County	Prince William
Lot (acres)	0.55
Foundation	Raised (Unspecified)
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 186 ft²

CLIMATE RISK

1
FLOOD

17
WILDFIRE

79
HEAT

69
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 21, 2014	Resale	Grant Deed	\$413,611	\$99	\$393K
Jul 23, 2008	Resale	Grant Deed	\$575,000	\$138	\$543K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.1 mi
Osborn Park High School	High	9–12	4.3 mi
Parkside Middle School	Middle	6–8	4.9 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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