

Single Family Residence **RESIDENTIAL**

3854 RIVERS RUN TRCE NW

ACWORTH, GA 30101

\$381,501 TopHap Estimate · \$163 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,340 ft²
LIVING AREA

0.19 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

7
ROOMS

1
PARKING

VALUATION

\$382K

\$357K low

\$406K high

Last Sale

\$459,000 · Nov 21, 2023

Est. Owner Equity

\$14,301

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$5,313 (2025)
Assessed Value	\$176,320
Previous Assessed	\$292,240
Assessor Market Value	\$440,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cobb
Construction	Frame (Unspecified)
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 180 ft²

Patio · 180 ft²

Porch · 20 ft²

CLIMATE RISK

35 FLOOD	5 WILDFIRE	85 HEAT	91 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 30, 2023	Resale	Limited Warranty Deed	\$459,000	\$196	\$367K
May 31, 2023	Resale	Limited Warranty Deed	\$328,000	\$140	
May 31, 2023	Resale	Limited Warranty Deed	\$317,000	\$135	
Mar 20, 2007	Quitclaim	Quit Claim Transfer			\$133K
Mar 20, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Barber Middle School	Middle	6–8	1.1 mi
McCall Primary School	Elementary	KG–1	2.3 mi
North Cobb High School	High	9–12	2.3 mi

District: Cobb County School District

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 30101

65 CRIME INDEX	84 AIR POLLUTION	65,552 POPULATION	\$113K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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