

Single Family Residence **RESIDENTIAL**

3863 RIVERS RUN TRCE NW

ACWORTH, GA 30101

\$305,656 TopHap Estimate · \$182 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,682 ft²
LIVING AREA

0.21 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$306K

\$296K low

\$315K high

Est. Owner Equity

\$261,658

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$3,471 (2025)
Assessed Value	\$128,272
Previous Assessed	\$254,650
Assessor Market Value	\$320,680

PROPERTY FACTS

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

Patio · 190 ft²

Porch · 104 ft²

CLIMATE RISK

1
FLOOD

6
WILDFIRE

85
HEAT

91
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2024	Financing	Intrafamily 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	2.4 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	Owner occupied
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