

Single Family Residence **RESIDENTIAL**

3862 RIVERS RUN TRCE NW

ACWORTH, GA 30101

\$324,449 TopHap Estimate · \$168 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,936 ft²
LIVING AREA

0.2 ac
LOT SIZE

1995
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$324K

\$314K low

\$335K high

Est. Owner Equity

\$251,449

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$685 (2025)
Assessed Value	\$136,548
Previous Assessed	\$268,600
Assessor Market Value	\$341,370

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 · 320 ft²

Patio · 240 ft²

Porch · 20 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
Oct 25, 2013	Quitclaim	Quit Claim Transfer			\$50K

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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