

Single Family Residence **RESIDENTIAL**

3864 RIVERS RUN TRCE NW

ACWORTH, GA 30101

\$316,500 TopHap Estimate · \$243 / ft² · confidence 90 · as of Jun 23, 2026



3
BEDS

3
BATHS

1,304 ft²
LIVING AREA

0.21 ac
LOT SIZE

1995
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$317K

\$285K low

\$348K high

Est. Owner Equity

\$185,000

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$3,058 (2025)
Assessed Value	\$101,484
Previous Assessed	\$223,710
Assessor Market Value	\$253,710

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cobb
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 120 ft²

Porch · 76 ft²

CLIMATE RISK

1 FLOOD	6 WILDFIRE	85 HEAT	91 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 2014	Non-arms-length	Grant Deed	\$135,000	\$104	
Jul 1, 2004	Non-arms-length	Warranty Deed	\$125,400	\$96	\$100K

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.