

Single Family Residence **RESIDENTIAL**

10746 RIVER RUN DR

MANASSAS, VA 20112

\$661,967 TopHap Estimate · \$278 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,379 ft²
LIVING AREA

0.46 ac
LOT SIZE

1980
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$662K

\$602K low

\$722K high

Last Sale

\$370,000 · Dec 13, 2019

Est. Owner Equity

\$402,967

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$6,128 (2025)
Assessed Value	\$625,000
Previous Assessed	\$560,500
Assessor Market Value	\$625,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	PRINCE WILLIAM
Lot (acres)	0.46
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 140 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
Dec 12, 2019	Resale	Grant Deed	\$370,000	\$156	\$259K
May 30, 2018	Resale	Grant Deed	\$365,000	\$153	\$333K
Apr 1, 2004	Resale	Grant Deed	\$319,000	\$134	\$255K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.0 mi
Osbourn Park High School	High	9–12	4.2 mi
Parkside Middle School	Middle	6–8	4.8 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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