

Single Family Residence **RESIDENTIAL**

10744 RIVER RUN DR

MANASSAS, VA 20112

\$798,703 TopHap Estimate · \$497 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,608 ft²

LIVING AREA

0.47 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

10

ROOMS

2

PARKING

VALUATION

\$799K

\$781K low

\$816K high

Last Sale

\$723,000 · Sep 26, 2022

Est. Owner Equity

\$151,503

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$6,223 (2024)
Assessed Value	\$695,400
Previous Assessed	\$625,700
Assessor Market Value	\$695,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Foyer
County	Prince William
Lot (acres)	0.47
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 208 ft²

Patio · 800 ft²

CLIMATE RISK

1 FLOOD	18 WILDFIRE	79 HEAT	69 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 23, 2022	Resale	Deed	\$723,000	\$450	\$647K
Oct 22, 2010	Resale	Grant Deed	\$397,150	\$247	\$387K
Sep 27, 2010	Non-arms-length	Grant Deed	\$405,000	\$252	
Aug 11, 1999	Resale	Grant Deed	\$235,000	\$146	\$188K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.0 mi
Osborn 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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