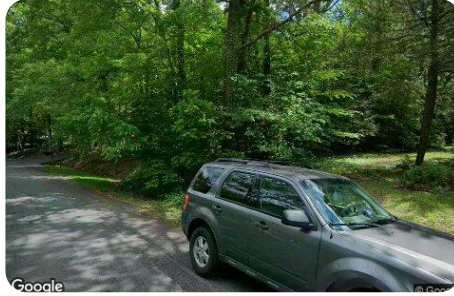


Single Family Residence **RESIDENTIAL**

10747 RIVER RUN DR

MANASSAS, VA 20112

\$739,454 TopHap Estimate · \$212 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,492 ft²

LIVING AREA

0.58 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$739K

\$693K low

\$786K high

Last Sale

\$729,000 · Feb 27, 2026

Est. Owner Equity

\$10,454

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$6,905 (2025)
Assessed Value	\$704,200
Previous Assessed	\$632,700
Assessor Market Value	\$704,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	PRINCE WILLIAM
Lot (acres)	0.58
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Above-Ground Pool

Deck · 320 ft²

Patio · 288 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
Feb 25, 2026	Resale	Deed	\$729,000	\$209	\$729K
Nov 22, 2019	Quitclaim	Quit Claim Transfer			
Jun 21, 2013	Non-arms-length	Grant Deed	\$424,900	\$122	\$434K
Jan 21, 2011	Non-arms-length	Grant Deed	\$365,000	\$105	\$377K
Jun 20, 2008	Non-arms-length	Grant Deed	\$325,000	\$93	
Jun 30, 2008	Non-arms-length	Grant Deed	\$325,000	\$93	\$332K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.1 mi
Osborn Park High School	High	9–12	4.3 mi
Parkside Middle School	Middle	6–8	4.9 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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