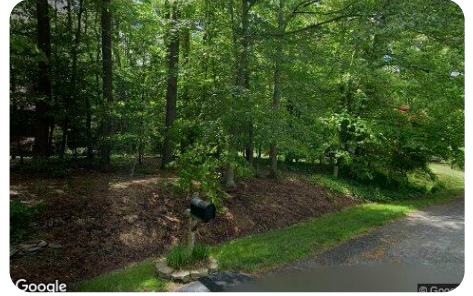


Single Family Residence **RESIDENTIAL**

10745 RIVER RUN DR

MANASSAS, VA 20112

\$584,110 TopHap Estimate · \$437 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,338 ft²

LIVING AREA

0.61 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$584K

\$538K low

\$630K high

Last Sale

\$91,400 · Sep 1, 1979

Est. Owner Equity

\$584,110

TAX & ASSESSMENT

Property Tax	\$4,973 (2024)
Assessed Value	\$556,800
Previous Assessed	\$500,000
Assessor Market Value	\$556,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rambler
County	Prince William
Lot (acres)	0.60
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 344 ft²

Patio · 544 ft²

Porch · 36 ft²

CLIMATE RISK

1
FLOOD

17
WILDFIRE

79
HEAT

69
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

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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