

Single Family Residence **RESIDENTIAL**

10743 RIVER RUN DR

MANASSAS, VA 20112

\$821,785 TopHap Estimate · \$358 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,294 ft²
LIVING AREA

0.57 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$822K

\$733K low

\$911K high

Est. Owner Equity

\$603,285

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$7,177 (2024)
Assessed Value	\$805,800
Previous Assessed	\$721,700
Assessor Market Value	\$805,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	0.57
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 532 ft²

Patio · 532 ft²

Porch · 48 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
Sep 22, 2023	Financing	Intrafamily Transfer			
Sep 18, 2009	Quitclaim	Quit Claim Transfer			\$225K

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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