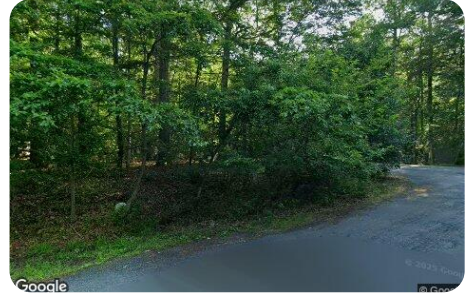
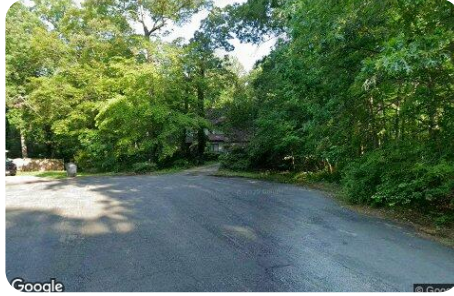


Single Family Residence **RESIDENTIAL**

10738 RIVER RUN DR

MANASSAS, VA 20112

\$763,742 TopHap Estimate · \$257 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,968 ft²

LIVING AREA

0.54 ac

LOT SIZE

1973

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$764K

\$739K low

\$788K high

Last Sale

\$550,000 · Jun 29, 2021

Est. Owner Equity

\$201,092

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$5,767 (2024)
Assessed Value	\$647,100
Previous Assessed	\$647,100
Assessor Market Value	\$647,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	0.54
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes

Patio · 250 ft²

CLIMATE RISK

1
FLOOD

18
WILDFIRE

79
HEAT

69
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 25, 2021	Resale	Deed	\$550,000	\$185	\$563K
Jul 2, 1999	Resale	Grant Deed	\$235,000	\$79	\$212K

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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