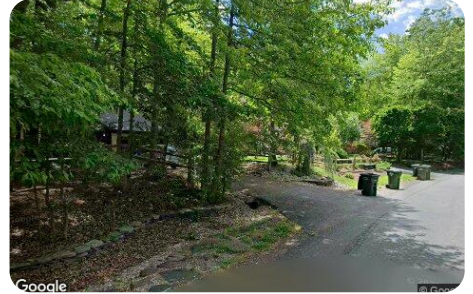


Single Family Residence **RESIDENTIAL**

10741 RIVER RUN DR

MANASSAS, VA 20112

\$710,109 TopHap Estimate · \$285 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,494 ft²

LIVING AREA

0.52 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$710K

\$674K low

\$746K high

Last Sale

\$665,000 · Sep 24, 2024

Est. Owner Equity

\$210,109

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$5,671 (2024)
Assessed Value	\$631,600
Previous Assessed	\$570,200
Assessor Market Value	\$631,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Prince William
Lot (acres)	0.52
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 435 ft²

Patio · 435 ft²

Porch · 100 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 23, 2024	Resale	Deed	\$665,000	\$267	\$465K
Feb 26, 2018	Quitclaim	Quit Claim Transfer			

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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