

Single Family Residence **RESIDENTIAL**

3823 RIVERS RUN TRCE NW

ACWORTH, GA 30101

\$267,494 TopHap Estimate · \$189 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,412 ft²
LIVING AREA

0.24 ac
LOT SIZE

1997
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$267K

\$243K low

\$292K high

Est. Owner Equity

\$267,494

TAX & ASSESSMENT

Property Tax	\$2,650 (2025)
Assessed Value	\$117,244
Previous Assessed	\$225,690
Assessor Market Value	\$293,110

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cobb
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 120 ft²

Porch · 20 ft²

CLIMATE RISK

1 FLOOD	5 WILDFIRE	85 HEAT	91 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 13, 2025	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Barber Middle School	Middle	6–8	1.1 mi
McCall Primary School	Elementary	KG–1	2.2 mi
North Cobb High School	High	9–12	2.3 mi

District: Cobb County School District

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 30101

65 CRIME INDEX	84 AIR POLLUTION	65,552 POPULATION	\$113K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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