

Single Family Residence

RESIDENTIAL

3819 RIVERS RUN TRCE NW

ACWORTH, GA 30101

\$347,562 TopHap Estimate · \$166 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,100 ft²

LIVING AREA

0.21 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$348K

\$330K low

\$365K high

Est. Owner Equity

\$160,562

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$4,378 (2025)
Assessed Value	\$145,312
Previous Assessed	\$287,030
Assessor Market Value	\$363,280

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cobb
Construction	Frame (Unspecified)
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 24 ft²

CLIMATE RISK

1 FLOOD	6 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
Feb 27, 2004	Non-arms-length	Grant Deed	\$130,000	\$62	\$104K

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	Absentee owner
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