

Single Family Residence **RESIDENTIAL**

# 3820 RIVERS RUN TRCE NW

ACWORTH, GA 30101

**\$347,437** TopHap Estimate · \$192 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,806 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1997**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**1**

PARKING

## VALUATION

**\$347K**

\$332K low

\$363K high

Last Sale

**\$230,000 · Aug 1, 2018**

Est. Owner Equity

**\$158,937**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,320 (2025) |
| Assessed Value        | \$143,264      |
| Previous Assessed     | \$268,650      |
| Assessor Market Value | \$358,160      |

## 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 · 168 ft²

Porch · 45 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 9<br>WILDFIRE | 85<br>HEAT | 91<br>STORM | 45<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Mar 16, 2021 | Financing | Intrafamily Transfer |           |        | \$189K |
| Jan 29, 2021 | Quitclaim | Quit Claim Transfer  | \$85,000  | \$47   |        |
| Jul 30, 2018 | Resale    | Grant Deed           | \$230,000 | \$127  |        |
| Dec 16, 2014 | Resale    | Grant Deed           | \$159,900 | \$89   | \$157K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>65,552</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|