

Single Family Residence **RESIDENTIAL**

# 3824 RIVERS RUN TRCE NW

ACWORTH, GA 30101

**\$292,702** TopHap Estimate · \$214 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,370 ft<sup>2</sup>**  
LIVING AREA

**0.27 ac**  
LOT SIZE

**1996**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

**2**  
PARKING

## VALUATION

**\$293K**

\$282K low

\$303K high

Est. Owner Equity

**\$292,702**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$624 (2025) |
| Assessed Value        | \$133,972    |
| Previous Assessed     | \$239,940    |
| Assessor Market Value | \$334,930    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bi-Level                |
| County        | Cobb                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |

Deck · 32 ft²

Patio · 200 ft²

## CLIMATE RISK

1

FLOOD

7

WILDFIRE

85

HEAT

91

STORM

45

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED | PRICE | \$/FT² | LOAN |
|--------------|-----------|------|-------|--------|------|
| Jun 12, 2024 | Financing | Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Barber Middle School   | Middle     | 6–8    | 1.0 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-<br>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> |
|-----------|-----------------------|