

Single Family Residence **RESIDENTIAL**

10549 RIVER RUN CT

MANASSAS, VA 20112

\$920,543 TopHap Estimate · \$493 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,868 ft²
LIVING AREA

0.46 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$921K

\$857K low

\$984K high

Est. Owner Equity

\$507,652

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$7,578 (2024)
Assessed Value	\$848,500
Previous Assessed	\$762,000
Assessor Market Value	\$848,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rambler
County	Prince William
Lot (acres)	0.46
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 176 ft²

Patio · 316 ft²

Porch · 226 ft²

CLIMATE RISK

56 FLOOD	18 WILDFIRE	79 HEAT	69 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2024	Financing	Gift Deed			
May 29, 2024	Financing	Gift Deed			
Sep 9, 2020	Quitclaim	Quit Claim Transfer			\$328K
Sep 9, 2020	Quitclaim	Quit Claim Transfer			
Apr 27, 2020	Quitclaim	Quit Claim Transfer			
May 11, 2009	Financing	Grant Deed			\$388K
Oct 29, 2004	Resale	Grant Deed	\$540,000	\$289	\$334K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.0 mi
Osborn Park High School	High	9–12	4.1 mi
Parkside Middle School	Middle	6–8	4.8 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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