

Single Family Residence **RESIDENTIAL**

10730 RIVER RUN DR

MANASSAS, VA 20112

\$714,961 TopHap Estimate · \$603 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,186 ft²

LIVING AREA

0.5 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$715K

\$699K low

\$731K high

Last Sale

\$480,000 · Dec 12, 2019

Est. Owner Equity

\$328,361

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$5,527 (2024)
Assessed Value	\$617,700
Previous Assessed	\$555,800
Assessor Market Value	\$617,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Foyer
County	Prince William
Lot (acres)	0.50
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 528 ft²

Porch · 158 ft²

CLIMATE RISK

1

FLOOD

18

WILDFIRE

79

HEAT

69

STORM

29

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 11, 2019	Resale	Grant Deed	\$480,000	\$405	\$384K
Sep 13, 2018	Quitclaim	Quit Claim Transfer			\$453K
Feb 11, 2015	Resale	Warranty Deed	\$400,000	\$337	\$400K
Mar 9, 2011	Quitclaim	Quit Claim Transfer			
Mar 9, 2011	Quitclaim	Quit Claim Transfer			\$305K
Aug 4, 2004	Resale	Grant Deed	\$463,000	\$390	\$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	4.7 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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