

Single Family Residence

RESIDENTIAL

10733 RIVER RUN DR

MANASSAS, VA 20112

\$810,745

TopHap Estimate · \$359 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,261 ft²

LIVING AREA

0.46 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$811K

\$778K low

\$844K high

Last Sale

\$357,500 · Aug 1, 2002

Est. Owner Equity

\$555,905

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$6,951 (2024)
Assessed Value	\$775,600
Previous Assessed	\$698,900
Assessor Market Value	\$775,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	0.46
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 216 ft²

Patio · 216 ft²

Porch · 32 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
Aug 1, 2002	Resale	Grant Deed	\$357,500	\$158	\$215K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.0 mi
Osborn Park High School	High	9–12	4.2 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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------