

Single Family Residence **RESIDENTIAL**

10554 RIVER RUN CT

MANASSAS, VA 20112

\$669,995 TopHap Estimate · \$509 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,316 ft²

LIVING AREA

0.49 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$670K

\$647K low

\$693K high

Last Sale

\$265,000 · Aug 12, 2002

Est. Owner Equity

\$334,095

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$4,312 (2024)
Assessed Value	\$671,000
Previous Assessed	\$433,600
Assessor Market Value	\$671,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rambler
County	Prince William
Lot (acres)	0.49
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 264 ft²

Patio · 552 ft²

Porch · 180 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 12, 2002	Resale	Grant Deed	\$265,000	\$201	\$225K

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

OWNERSHIP

Occupancy	Owner occupied
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