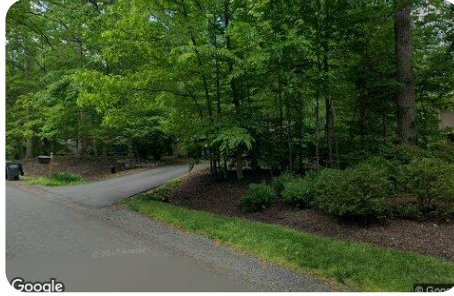


Single Family Residence **RESIDENTIAL**

# 10728 RIVER RUN DR

MANASSAS, VA 20112

**\$1,464,432** TopHap Estimate · \$294 / ft<sup>2</sup> · confidence 79 · as of Jul 14, 2026



**4**  
BEDS

**4**  
BATHS

**4,982 ft<sup>2</sup>**  
LIVING AREA

**0.5 ac**  
LOT SIZE

**2004**  
YEAR BUILT

**2**  
STORIES

**10**  
ROOMS

**4**  
PARKING

## VALUATION

**\$1.5M**

\$1.2M low

\$1.8M high

Last Sale

**\$81,735 · Apr 13, 2001**

Est. Owner Equity

**\$1,464,432**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,497 (2024) |
| Assessed Value        | \$1,350,400     |
| Previous Assessed     | \$1,256,600     |
| Assessor Market Value | \$1,350,400     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | Prince William          |
| Lot (acres)   | 0.50                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Deck · 323 ft²

Patio · 701 ft²

Porch · 104 ft²

## CLIMATE RISK

**1**  
FLOOD

**18**  
WILDFIRE

**79**  
HEAT

**69**  
STORM

**29**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>53</div> <div>CRIME INDEX</div> | <div>83</div> <div>AIR POLLUTION</div> | <div>30,416</div> <div>POPULATION</div> | <div>\$171K</div> <div>MEDIAN IN-COME</div> | <div>56°F</div> <div>AVG TEMP</div> | <div>63%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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