

Single Family Residence **RESIDENTIAL**

10556 RIVER RUN CT

MANASSAS, VA 20112

\$967,228 TopHap Estimate · \$469 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,063 ft²
LIVING AREA

0.67 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$967K

\$904K low

\$1M high

Last Sale

\$582,500 · Oct 30, 2018

Est. Owner Equity

\$325,228

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$7,695 (2024)
Assessed Value	\$857,500
Previous Assessed	\$773,800
Assessor Market Value	\$857,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Prince William
Lot (acres)	0.67
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 900 ft²

Porch · 117 ft²

CLIMATE RISK

74
FLOOD

18
WILDFIRE

79
HEAT

69
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 29, 2018	Resale	Grant Deed	\$582,500	\$282	\$495K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.1 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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