

Single Family Residence **RESIDENTIAL**

10739 RIVER RUN DR

MANASSAS, VA 20112

\$902,595 TopHap Estimate · \$309 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,923 ft²

LIVING AREA

0.46 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$903K

\$857K low

\$948K high

Last Sale

\$261,850 · Feb 18, 1999

Est. Owner Equity

\$692,145

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$7,385 (2024)
Assessed Value	\$827,300
Previous Assessed	\$742,600
Assessor Market Value	\$827,300

PROPERTY FACTS

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

Deck · 200 ft²

Patio · 200 ft²

Porch · 48 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	79 HEAT	69 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

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	4.9 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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