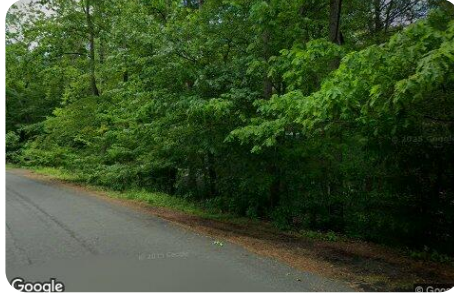


Single Family Residence **RESIDENTIAL**

10732 RIVER RUN DR

MANASSAS, VA 20112

\$760,825 TopHap Estimate · \$356 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

4
BATHS

2,140 ft²
LIVING AREA

0.5 ac
LOT SIZE

1985
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$761K

\$723K low

\$798K high

Last Sale

\$410,000 · May 10, 2017

Est. Owner Equity

\$368,868

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,127 (2024)
Assessed Value	\$691,800
Previous Assessed	\$616,100
Assessor Market Value	\$691,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	0.50
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 224 ft²

Patio · 468 ft²

Porch · 24 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
May 4, 2017	Resale	Grant Deed	\$410,000	\$192	\$410K
Aug 30, 2016	Non-arms-length	Trustees Deed	\$346,716	\$162	

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	4.8 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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