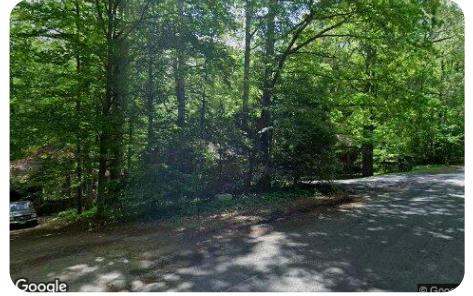
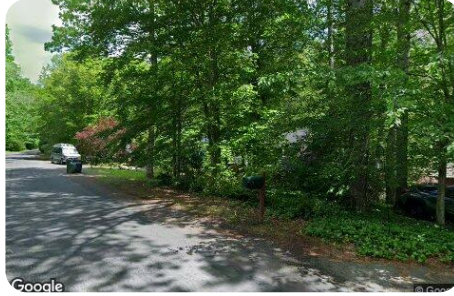


Single Family Residence **RESIDENTIAL**

# 10735 RIVER RUN DR

MANASSAS, VA 20112

**\$793,990** TopHap Estimate · \$430 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,848 ft<sup>2</sup>**

LIVING AREA

**0.46 ac**

LOT SIZE

**1987**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$794K**

\$713K low

\$875K high

Est. Owner Equity

**\$310,927**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,566 (2024) |
| Assessed Value        | \$736,800      |
| Previous Assessed     | \$736,800      |
| Assessor Market Value | \$736,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Rambler                 |
| County        | Prince William          |
| Lot (acres)   | 0.46                    |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |

Deck · 162 ft²

Patio · 784 ft²

## CLIMATE RISK

**1**  
FLOOD

**17**  
WILDFIRE

**79**  
HEAT

**69**  
STORM

**29**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|-------------|-----------|---------------------|-------|--------|--------|
| Sep 2, 2005 | Quitclaim | Quit Claim Transfer |       |        | \$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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <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 |
|-----------|----------------|