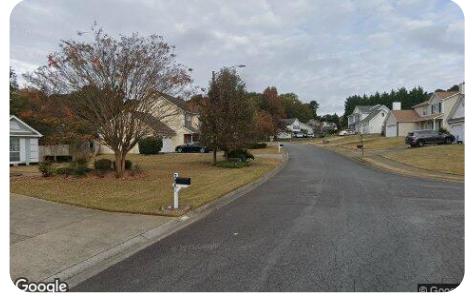


Single Family Residence **RESIDENTIAL**

3861 RIVERS RUN TRCE NW

ACWORTH, GA 30101

\$321,814 TopHap Estimate · \$236 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,361 ft²
LIVING AREA

0.2 ac
LOT SIZE

1995
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$322K

\$300K low

\$344K high

Last Sale

\$326,000 · Apr 28, 2025

Est. Owner Equity

\$5,594

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$700 (2025)
Assessed Value	\$115,704
Previous Assessed	\$224,380
Assessor Market Value	\$289,260

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cobb
Construction	Frame (Unspecified)
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 120 ft²

Porch · 15 ft²

CLIMATE RISK

1
FLOOD

6
WILDFIRE

85
HEAT

91
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2025	Resale	Limited Warranty Deed	\$326,000	\$240	\$316K
Oct 5, 2005	Resale	Deed	\$146,500	\$108	\$70K
Oct 5, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Barber Middle School	Middle	6–8	1.1 mi
McCall Primary School	Elementary	KG–1	2.3 mi
North Cobb High School	High	9–12	2.4 mi

District: Cobb County School District

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 30101

65 CRIME INDEX	84 AIR POLLUTION	65,552 POPULATION	\$113K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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