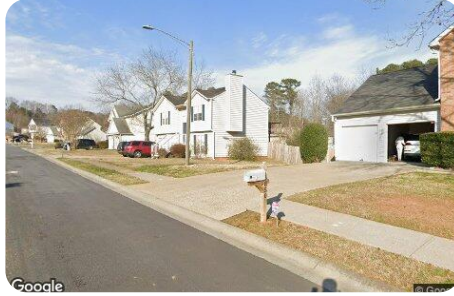


Single Family Residence **RESIDENTIAL**

3850 RIVERS RUN TRCE NW

ACWORTH, GA 30101

\$371,259 TopHap Estimate · \$202 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,834 ft²

LIVING AREA

0.19 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$371K

\$360K low

\$382K high

Last Sale

\$249,900 · Jul 1, 2020

Est. Owner Equity

\$75,886

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$4,150 (2025)
Assessed Value	\$154,876
Previous Assessed	\$125,884
Assessor Market Value	\$387,190

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	COBB
Lot (acres)	0.19
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 48 ft²

Patio · 168 ft²

CLIMATE RISK

35

FLOOD

4

WILDFIRE

85

HEAT

91

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 29, 2020	Resale	Limited Warranty Deed	\$249,900	\$136	\$245K
Sep 21, 2005	Resale	Deed	\$155,000	\$85	\$139K
Dec 29, 2003	Resale	Warranty Deed	\$153,000	\$83	\$151K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Barber Middle School	Middle	6–8	1.0 mi
McCall Primary School	Elementary	KG–1	2.3 mi
North Cobb High School	High	9–12	2.3 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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