

Single Family Residence **RESIDENTIAL**

6115 RIVER FOREST DR

MANASSAS, VA 20112

\$510,903 TopHap Estimate · \$456 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,121 ft²

LIVING AREA

1.05 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$511K

\$469K low

\$553K high

Est. Owner Equity

\$149,503

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$5,188 (2024)
Assessed Value	\$521,400
Previous Assessed	\$521,700
Assessor Market Value	\$521,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Foyer
County	Prince William
Lot (acres)	1.05
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 476 ft²

Patio · 476 ft²

Porch · 252 ft²

CLIMATE RISK

1 FLOOD	18 WILDFIRE	79 HEAT	71 STORM	29 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 31, 2005	Financing	Grant Deed	\$10	\$0	\$393K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.5 mi
Osborn Park High School	High	9–12	4.8 mi
Parkside Middle School	Middle	6–8	5.4 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------