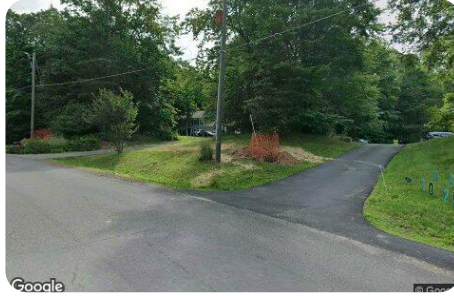


Single Family Residence **RESIDENTIAL**

6187 RIVER FOREST DR

MANASSAS, VA 20112

\$795,279 TopHap Estimate · \$326 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,436 ft²
LIVING AREA

2.9 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$795K

\$769K low

\$822K high

Last Sale

\$616,020 · Jan 12, 2021

Est. Owner Equity

\$210,060

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$6,681 (2024)
Assessed Value	\$670,200
Previous Assessed	\$671,800
Assessor Market Value	\$670,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	2.90
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 476 ft²

Patio · 632 ft²

CLIMATE RISK

1
FLOOD

19
WILDFIRE

79
HEAT

71
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 8, 2021	Resale	Deed	\$616,020	\$253	\$585K
Feb 5, 2014	Quitclaim	Quit Claim Transfer			
Feb 21, 2008	Resale	Grant Deed	\$500,000	\$205	\$400K
Feb 8, 2006	Quitclaim	Quit Claim Transfer			
Jul 25, 2003	Non-arms-length	Grant Deed	\$409,500	\$168	\$328K
Jul 1, 1997	Resale	Grant Deed	\$257,000	\$106	\$206K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.7 mi
Osbourn Park High School	High	9–12	5.0 mi
Parkside Middle School	Middle	6–8	5.6 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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