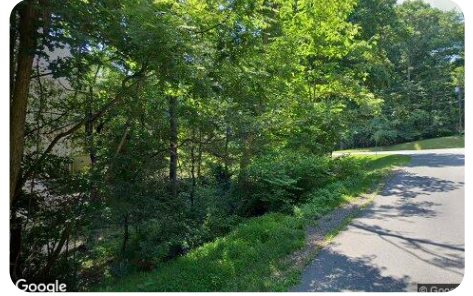
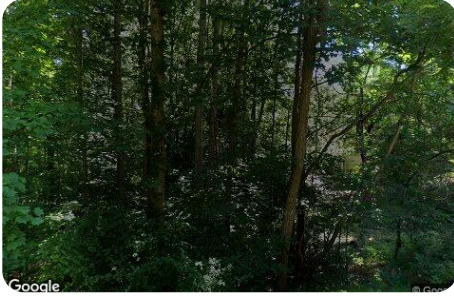


Single Family Residence **RESIDENTIAL**

6090 RIVER FOREST DR

MANASSAS, VA 20112

\$711,855 TopHap Estimate · \$239 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,975 ft²

LIVING AREA

1.09 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$712K

\$655K low

\$769K high

Est. Owner Equity

\$711,855

TAX & ASSESSMENT

Property Tax	\$5,676 (2025)
Assessed Value	\$578,900
Previous Assessed	\$578,400
Assessor Market Value	\$578,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	PRINCE WILLIAM
Lot (acres)	1.09
Heating	Heat Pump
Cooling	Central
Pool	No

Deck · 240 ft²

Patio · 240 ft²

Porch · 272 ft²

CLIMATE RISK

1
FLOOD

18
WILDFIRE

79
HEAT

71
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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