

Single Family Residence **RESIDENTIAL**

6174 RIVER FOREST DR

MANASSAS, VA 20112

\$831,489 TopHap Estimate · \$301 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,760 ft²
LIVING AREA

1.92 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$831K

\$784K low

\$879K high

Last Sale

\$615,000 · Jun 17, 2005

Est. Owner Equity

\$831,489

TAX & ASSESSMENT

Property Tax	\$6,824 (2024)
Assessed Value	\$681,000
Previous Assessed	\$686,200
Assessor Market Value	\$681,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	1.92
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	Yes

Deck · 612 ft²

Patio · 612 ft²

Porch · 55 ft²

CLIMATE RISK

1 FLOOD	19 WILDFIRE	79 HEAT	71 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2013	Quitclaim	Quit Claim Transfer			
Aug 1, 2013	Quitclaim	Quit Claim Transfer			
Dec 11, 2012	Recorded document	Grant Deed			
Dec 11, 2012	Recorded document	Grant Deed			
Dec 31, 2008	Quitclaim	Quit Claim Transfer			
Jun 16, 2005	Resale	Grant Deed	\$615,000	\$223	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.6 mi
Osbourn 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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