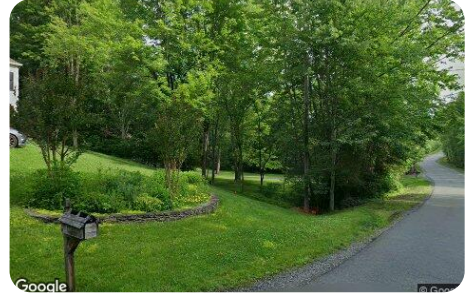


Single Family Residence **RESIDENTIAL**

6052 RIVER FOREST DR

MANASSAS, VA 20112

\$905,438 TopHap Estimate · \$277 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,263 ft²

LIVING AREA

1.05 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$905K

\$863K low

\$948K high

Last Sale

\$569,000 · Jul 14, 2004

Est. Owner Equity

\$229,358

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$7,996 (2024)
Assessed Value	\$803,400
Previous Assessed	\$804,000
Assessor Market Value	\$803,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	PRINCE WILLIAM
Lot (acres)	1.05
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 403 ft²

CLIMATE RISK

99
FLOOD

18
WILDFIRE

79
HEAT

71
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 12, 2021	Financing	Intrafamily Transfer			
May 12, 2021	Financing	Gift Deed			\$306K
Oct 10, 2019	Quitclaim	Quit Claim Transfer			
Jul 12, 2004	Resale	Grant Deed	\$569,000	\$174	\$455K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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