

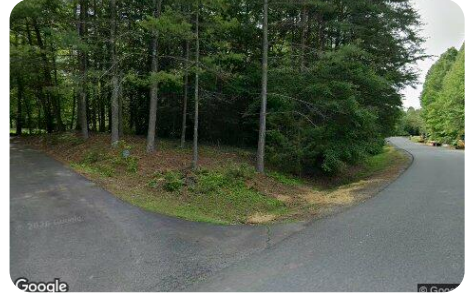
Single Family Residence

RESIDENTIAL

6151 RIVER FOREST DR

MANASSAS, VA 20112

\$783,635 TopHap Estimate · \$324 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,422 ft²

LIVING AREA

2.06 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$784K

\$755K low

\$813K high

Last Sale

\$447,000 · Jun 24, 2013

Est. Owner Equity

\$234,025

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$6,526 (2024)
Assessed Value	\$654,800
Previous Assessed	\$656,200
Assessor Market Value	\$654,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	2.06
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 372 ft²

Patio · 372 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
Jun 21, 2013	Quitclaim	Quit Claim Transfer			
Jun 21, 2013	Resale	Grant Deed	\$447,000	\$185	\$457K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.5 mi
Osborn Park High School	High	9–12	4.7 mi
Parkside Middle School	Middle	6–8	5.3 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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