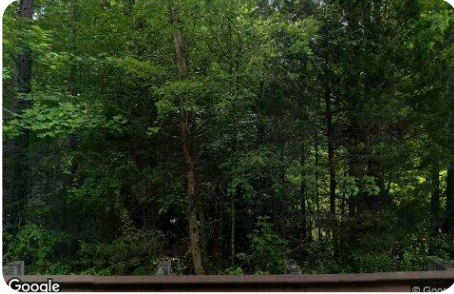


Single Family Residence **RESIDENTIAL**

6147 RIVER FOREST DR

MANASSAS, VA 20112

\$858,654 TopHap Estimate · \$342 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,510 ft²

LIVING AREA

2.96 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$859K

\$758K low

\$959K high

Last Sale

\$232,200 · Dec 1, 1987

Est. Owner Equity

\$558,654

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$6,599 (2024)
Assessed Value	\$660,600
Previous Assessed	\$663,500
Assessor Market Value	\$660,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	2.96
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 1,160 ft²

Patio · 1,160 ft²

Porch · 192 ft²

CLIMATE RISK

79 FLOOD	18 WILDFIRE	79 HEAT	71 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

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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