

Single Family Residence **RESIDENTIAL**

6107 RIVER FOREST DR

MANASSAS, VA 20112

\$504,068 TopHap Estimate · \$457 / ft² · confidence 85 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,104 ft²
LIVING AREA

1.34 ac
LOT SIZE

1982
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$504K

\$428K low

\$580K high

Est. Owner Equity

\$304,068

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$4,973 (2024)
Assessed Value	\$499,400
Previous Assessed	\$500,000
Assessor Market Value	\$499,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Foyer
County	Prince William
Lot (acres)	1.34
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 100 ft²

Patio · 292 ft²

Porch · 256 ft²

CLIMATE RISK

66 FLOOD	18 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
Feb 11, 2017	Quitclaim	Quit Claim Transfer			

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	5.5 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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