

Single Family Residence **RESIDENTIAL**

6166 RIVER FOREST DR

MANASSAS, VA 20112

\$792,557 TopHap Estimate · \$326 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,428 ft²
LIVING AREA

1.51 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$793K

\$770K low

\$815K high

Last Sale

\$519,000 · Nov 1, 2017

Est. Owner Equity

\$377,357

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,550 (2024)
Assessed Value	\$657,400
Previous Assessed	\$658,600
Assessor Market Value	\$657,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	1.51
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 320 ft²

Patio · 320 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
Oct 25, 2017	Resale	Grant Deed	\$519,000	\$214	\$415K
Jul 31, 2015	Quitclaim	Quit Claim Transfer			\$280K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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