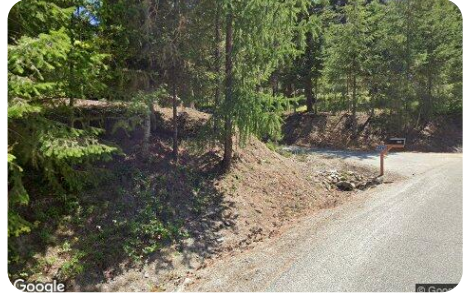


Single Family Residence **RESIDENTIAL**

# 6725 FOREST RIDGE DR

WENATCHEE, WA 98801

**\$566,909** TopHap Estimate · \$131 / ft² · confidence 89 · as of Jul 14, 2026



**3**  
BEDS

**3.5**  
BATHS

**4,312 ft²**  
LIVING AREA

**0.79 ac**  
LOT SIZE

**2004**  
YEAR BUILT

**1**  
STORIES

**3**  
PARKING

## VALUATION

**\$567K**

\$506K low

\$627K high

Last Sale

**\$665,000 · Apr 29, 2019**

Est. Owner Equity

**\$34,909**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,028 (2025) |
| Assessed Value        | \$1,061,907    |
| Previous Assessed     | \$970,146      |
| Assessor Market Value | \$1,061,907    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bi-Level                |
| County        | CHELAN                  |
| Lot (acres)   | 0.79                    |
| Roof          | Metal                   |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 290 ft²

## CLIMATE RISK

**1**  
FLOOD

**96**  
WILDFIRE

**30**  
HEAT

**71**  
STORM

**15**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 24, 2019 | Resale | Warranty Deed | \$665,000 | \$154  | \$532K |
| Dec 23, 2016 | Resale | Warranty Deed | \$535,000 | \$124  |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Wenatchee High School     | High       | 9–12   | 7.6 mi   |
| Lincoln Elementary School | Elementary | KG–5   | 7.7 mi   |
| Orchard Middle School     | Middle     | 6–8    | 8.7 mi   |

District: Wenatchee School District

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 98801

|                   |                      |                      |                         |                  |                 |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|
| 71<br>CRIME INDEX | 111<br>AIR POLLUTION | 46,867<br>POPULATION | \$74K<br>MEDIAN IN-COME | 46°F<br>AVG TEMP | 54%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|