

Single Family Residence **RESIDENTIAL**

6411 FOREST RIDGE DR

WENATCHEE, WA 98801

\$804,870 TopHap Estimate · \$260 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

3,090 ft²
LIVING AREA

0.51 ac
LOT SIZE

1991
YEAR BUILT

2
STORIES

5
ROOMS

3
PARKING

VALUATION

\$805K

\$756K low

\$854K high

Last Sale

\$575,000 · Sep 30, 2020

Est. Owner Equity

\$344,870

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$6,703 (2025)
Assessed Value	\$796,931
Previous Assessed	\$759,223
Assessor Market Value	\$796,931

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Chelan
Lot (acres)	0.51
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

Deck · 50 ft²

Porch · 414 ft²

CLIMATE RISK

1
FLOOD

96
WILDFIRE

15
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2020	Resale	Warranty Deed	\$575,000	\$186	\$460K
Jun 8, 2015	Resale	Warranty Deed	\$425,000	\$138	\$437K
Jul 28, 2005	Resale	Warranty Deed	\$310,000	\$100	\$234K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wenatchee High School	High	9–12	7.3 mi
Lincoln Elementary School	Elementary	KG–5	7.5 mi
Orchard Middle School	Middle	6–8	8.4 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 CRIME INDEX	111 AIR POLLUTION	46,867 POPULATION	\$74K MEDIAN IN-COME	46°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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