

Single Family Residence **RESIDENTIAL**

6284 FOREST RIDGE DR

WENATCHEE, WA 98801

\$679,234 TopHap Estimate · \$342 / ft² · confidence 93 · as of Jul 14, 2026



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3

BEDS

3

BATHS

1,986 ft²

LIVING AREA

1.3 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$679K

\$630K low

\$729K high

Last Sale

\$505,000 · Feb 18, 2020

Est. Owner Equity

\$269,234

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$6,850 (2025)
Assessed Value	\$813,184
Previous Assessed	\$760,174
Assessor Market Value	\$813,184

PROPERTY FACTS

Property Type	Single Family Residence
County	Chelan
Lot (acres)	1.30
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Built-in

Deck · 136 ft²

Porch · 200 ft²

CLIMATE RISK

28
FLOOD

96
WILDFIRE

15
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 12, 2020	Resale	Warranty Deed	\$505,000	\$254	\$404K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wenatchee High School	High	9–12	7.1 mi
Lincoln Elementary School	Elementary	KG–5	7.2 mi
Orchard Middle School	Middle	6–8	8.2 mi

District: Wenatchee School District



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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