

Single Family Residence **RESIDENTIAL**

6261 FOREST RIDGE DR

WENATCHEE, WA 98801

\$768,817 TopHap Estimate · \$291 / ft² · confidence 86 · as of Jul 14, 2026



3
BEDS

4
BATHS

2,640 ft²
LIVING AREA

1.46 ac
LOT SIZE

1985
YEAR BUILT

2
STORIES

11
ROOMS

3
PARKING

VALUATION

\$769K

\$662K low

\$876K high

Last Sale

\$770,000 · Feb 5, 2025

Est. Owner Equity

\$0

Loan-to-Value

158%

TAX & ASSESSMENT

Property Tax	\$6,505 (2025)
Assessed Value	\$774,717
Previous Assessed	\$739,279
Assessor Market Value	\$774,717

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Chelan
Lot (acres)	1.46
Roof	Metal
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached

Deck · 832 ft²

CLIMATE RISK

52
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 3, 2025	Resale	Warranty Deed	\$770,000	\$292	\$693K
Sep 15, 2017	Financing	Warranty Deed			\$266K
Jun 13, 2008	Financing	Trustees Deed			\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wenatchee High School	High	9–12	7.0 mi
Lincoln Elementary School	Elementary	KG–5	7.2 mi
Orchard Middle School	Middle	6–8	8.1 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	Owner occupied
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