

Single Family Residence **RESIDENTIAL**

# 6769 FOREST RIDGE DR

WENATCHEE, WA 98801

**\$619,108** TopHap Estimate · \$281 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,205 ft<sup>2</sup>**

LIVING AREA

**0.62 ac**

LOT SIZE

**2008**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$619K**

\$555K low

\$683K high

Last Sale

**\$390,250 · May 20, 2016**

Est. Owner Equity

**\$329,108**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,678 (2025) |
| Assessed Value        | \$674,617      |
| Previous Assessed     | \$621,886      |
| Assessor Market Value | \$674,617      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Chelan                  |
| Lot (acres)   | 0.62                    |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Deck · 102 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 96<br>WILDFIRE | 30<br>HEAT | 71<br>STORM | 15<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| May 18, 2016 | Resale | Warranty Deed | \$390,250 | \$177  | \$290K |
| Apr 1, 2013  | Resale | Warranty Deed | \$324,000 | \$147  | \$259K |
| Aug 10, 2005 | Resale | Warranty Deed | \$65,900  | \$30   |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Wenatchee High School     | High       | 9–12   | 7.7 mi   |
| Lincoln Elementary School | Elementary | KG–5   | 7.8 mi   |
| Orchard Middle School     | Middle     | 6–8    | 8.8 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|