

Single Family Residence

RESIDENTIAL

6239 FOREST RIDGE DR

WENATCHEE, WA 98801

\$612,910 TopHap Estimate · \$279 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,196 ft²

LIVING AREA

0.66 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

7

ROOMS

4

PARKING

VALUATION

\$613K

\$516K low

\$709K high

Last Sale

\$800,000 · Aug 31, 2022

Est. Owner Equity

\$52,910

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$6,032 (2025)
Assessed Value	\$715,859
Previous Assessed	\$669,645
Assessor Market Value	\$715,859

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Chelan
Lot (acres)	0.66
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Mixed
Pool	Spa/Hot Tub (Only)

Deck · 192 ft²

Patio · 440 ft²

Porch · 96 ft²

CLIMATE RISK

1 FLOOD	96 WILDFIRE	34 HEAT	61 STORM	15 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 25, 2022	Resale	Warranty Deed	\$800,000	\$364	\$560K
Mar 2, 2006	Resale	Warranty Deed	\$280,000	\$128	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wenatchee High School	High	9–12	7.0 mi
Lincoln Elementary School	Elementary	KG–5	7.1 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	Absentee owner
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