

Single Family Residence **RESIDENTIAL**

# 6408 FOREST RIDGE DR

WENATCHEE, WA 98801

**\$585,391** TopHap Estimate · \$306 / ft² · confidence 93 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,910 ft²**  
LIVING AREA

**0.76 ac**  
LOT SIZE

**1996**  
YEAR BUILT

**1**  
STORIES

**3**  
PARKING

## VALUATION

**\$585K**

\$543K low

\$628K high

Last Sale

**\$439,900 · Jul 22, 2019**

Est. Owner Equity

**\$181,391**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,678 (2025) |
| Assessed Value        | \$675,136      |
| Previous Assessed     | \$646,393      |
| Assessor Market Value | \$675,136      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Chelan                  |
| Lot (acres)   | 0.76                    |
| Roof          | Concrete                |
| Heating       | Heat Pump               |
| Garage        | Garage, Attached        |

Deck · 210 ft²

Porch · 210 ft²

## CLIMATE RISK

**57**  
FLOOD

**96**  
WILDFIRE

**15**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jul 17, 2019 | Resale | Warranty Deed | \$439,900 | \$230  | \$352K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Wenatchee High School     | High       | 9–12   | 7.2 mi   |
| Lincoln Elementary School | Elementary | KG–5   | 7.3 mi   |
| Orchard Middle School     | Middle     | 6–8    | 8.3 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>Owner occupied</b> |
|-----------|-----------------------|