

Single Family Residence **RESIDENTIAL**

6534 FOREST RIDGE DR

WENATCHEE, WA 98801

\$605,288 TopHap Estimate · \$286 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,116 ft²

LIVING AREA

0.44 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

7

ROOMS

6

PARKING

VALUATION

\$605K

\$551K low

\$660K high

Est. Owner Equity

\$309,388

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,354 (2025)
Assessed Value	\$754,413
Previous Assessed	\$707,142
Assessor Market Value	\$754,413

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Chelan
Lot (acres)	0.44
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Detached

Patio · 228 ft²

Porch · 288 ft²

CLIMATE RISK

1
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 27, 2012	Financing	Bargain And Sale Deed			\$296K
May 27, 2011	Non-arms-length	Trustees Deed	\$314,455	\$149	
Mar 31, 2005	Resale	Warranty Deed	\$275,000	\$130	
Apr 4, 2005	Financing	Intrafamily Transfer			\$234K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wenatchee High School	High	9–12	7.4 mi
Lincoln Elementary School	Elementary	KG–5	7.6 mi
Orchard Middle School	Middle	6–8	8.5 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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