

Single Family Residence **RESIDENTIAL**

6175 RIVER FOREST DR

MANASSAS, VA 20112

\$784,494 TopHap Estimate · \$327 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,400 ft²

LIVING AREA

1.61 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$784K

\$767K low

\$802K high

Last Sale

\$780,000 · May 15, 2026

Est. Owner Equity

\$204,494

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$5,913 (2025)
Assessed Value	\$603,100
Previous Assessed	\$604,200
Assessor Market Value	\$603,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	PRINCE WILLIAM
Lot (acres)	1.61
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 140 ft²

Patio · 140 ft²

CLIMATE RISK

1
FLOOD

19
WILDFIRE

79
HEAT

71
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 8, 2026	Resale	Deed	\$780,000	\$325	\$580K
Jul 5, 2000	Resale	Grant Deed	\$259,000	\$108	\$207K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.7 mi
Osborn Park High School	High	9–12	4.9 mi
Parkside Middle School	Middle	6–8	5.5 mi

District: Prince William County Public Schools

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 20112

53 CRIME INDEX	83 AIR POLLUTION	30,416 POPULATION	\$171K MEDIAN IN-COME	56°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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