

Single Family Residence **RESIDENTIAL**

6154 RIVER FOREST DR

MANASSAS, VA 20112

\$845,209 TopHap Estimate · \$328 / ft² · confidence 95 · as of Jun 23, 2026



4

BEDS

5

BATHS

2,578 ft²

LIVING AREA

2.84 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$845K

\$803K low

\$887K high

Last Sale

\$335,000 · Jun 18, 2001

Est. Owner Equity

\$508,509

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$6,900 (2024)
Assessed Value	\$694,500
Previous Assessed	\$693,800
Assessor Market Value	\$694,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	2.84
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 450 ft²

Patio · 450 ft²

Porch · 192 ft²

CLIMATE RISK

1 FLOOD	18 WILDFIRE	79 HEAT	71 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Signal Hill Elementary School	Elementary	PK–5	3.3 mi
Osborn Park High School	High	9–12	4.6 mi
Parkside Middle School	Middle	6–8	5.2 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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