

Single Family Residence

**RESIDENTIAL**

# 5056 RIVER ROCK BLVD

FORT WORTH, TX 76179

**\$296,706** TopHap Estimate · \$141 / ft<sup>2</sup> · confidence 95 · as of Jun 23, 2026



**4**

BEDS

**2**

BATHS

**2,105 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$297K**

**\$282K low**

**\$312K high**

Last Sale

**\$96,001 · Feb 8, 2013**

Est. Owner Equity

**\$296,706**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,377 (2025) |
| Assessed Value        | \$265,091      |
| Previous Assessed     | \$294,321      |
| Assessor Market Value | \$265,091      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | TARRANT                 |
| Lot (acres)   | 0.14                    |
| Construction  | Brick                   |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Porch · 35 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Jun 25, 2020 | Financing         | Warranty Deed |           |        | \$98K  |
| Nov 25, 2014 | Recorded document | Grant Deed    |           |        |        |
| Jan 1, 2013  | Resale            | Trustees Deed | \$96,001  | \$46   |        |
| Mar 19, 2009 | Financing         | Grant Deed    |           |        | \$112K |
| Nov 12, 2008 | Recorded document | Warranty Deed |           |        |        |
| Nov 4, 2008  | Non-arms-length   | Trustees Deed | \$143,419 | \$68   |        |
| Nov 29, 2006 | Financing         | Grant Deed    |           |        | \$131K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Remington Point Elementary School | Elementary | PK–5   | 0.8 mi   |
| Marine Creek Middle School        | Middle     | 6–8    | 0.9 mi   |
| Chisholm Trail High School        | High       | 9–12   | 0.9 mi   |

District: Eagle Mountain-Saginaw Independent 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 76179

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>75,521</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|