

Single Family Residence **RESIDENTIAL**

# 8617 RUNNING RIVER CT

FORT WORTH, TX 76131

**\$338,077** TopHap Estimate · \$185 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,823 ft<sup>2</sup>**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**2013**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$338K**

\$325K low

\$351K high

Last Sale

**\$233,900 · May 14, 2019**

Est. Owner Equity

**\$109,788**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,697 (2025) |
| Assessed Value        | \$338,259      |
| Previous Assessed     | \$338,259      |
| Assessor Market Value | \$338,259      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | TARRANT                 |
| Lot (acres)   | 0.13                    |
| Construction  | Brick                   |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Porch · 124 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-------|--------|--------|
| May 13, 2019 | Financing         | Venders Lien  |       |        | \$231K |
| Oct 14, 2014 | Financing         | Venders Lien  |       |        | \$222K |
| Jul 22, 2013 | Recorded document | Warranty Deed |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Copper Creek Elementary School | Elementary | EE-5   | 0.9 mi   |
| Prairie Vista Middle School    | Middle     | 6-8    | 1.4 mi   |
| Saginaw High School            | High       | 9-12   | 1.8 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 76131

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>16</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>48,307</b><br>POPULATION | <b>\$102K</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>Owner occupied</b> |
|-----------|-----------------------|