

Single Family Residence

RESIDENTIAL

8609 RUNNING RIVER CT

FORT WORTH, TX 76131

\$428,677 TopHap Estimate · \$146 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,941 ft²

LIVING AREA

0.13 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$429K

\$404K low

\$453K high

Last Sale

\$86,800 · Dec 31, 2014

Est. Owner Equity

\$189,277

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$3,363 (2025)
Assessed Value	\$352,000
Previous Assessed	\$373,164
Assessor Market Value	\$352,000

PROPERTY FACTS

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

Porch · 168 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 30, 2014	Financing	Venders Lien			\$69K
Dec 30, 2011	Financing	Venders Lien			\$207K
Sep 26, 2011	Recorded document	Grant Deed			
Sep 29, 2011	Financing	Mortgage			\$7.5M

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

16 CRIME INDEX	109 AIR POLLUTION	48,307 POPULATION	\$102K MEDIAN IN-COME	65°F AVG TEMP	64% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------