

Single Family Residence **RESIDENTIAL**

8612 RUNNING RIVER LN

FORT WORTH, TX 76131

\$370,473 TopHap Estimate · \$180 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,060 ft²

LIVING AREA

0.15 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$370K

\$353K low

\$388K high

Last Sale

\$238,000 · Feb 26, 2020

Est. Owner Equity

\$180,073

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$6,479 (2025)
Assessed Value	\$373,782
Previous Assessed	\$373,782
Assessor Market Value	\$373,782

PROPERTY FACTS

Property Type	Single Family Residence
County	TARRANT
Lot (acres)	0.15
Construction	Brick
Heating	Central
Cooling	Central
Pool	Yes

Porch · 121 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 26, 2020	Quitclaim	Quit Claim Transfer			
Jun 14, 2013	Financing	Venders Lien			\$190K
Feb 8, 2013	Recorded document	Warranty Deed			
Feb 8, 2013	Financing	Mortgage			\$7M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Copper Creek Elementary School	Elementary	EE-5	0.9 mi
Prairie Vista Middle School	Middle	6-8	1.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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