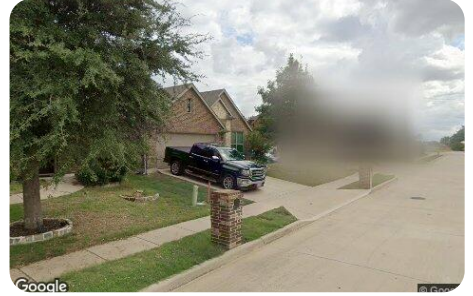


Single Family Residence **RESIDENTIAL**

8616 RUNNING RIVER LN

FORT WORTH, TX 76131

\$442,186 TopHap Estimate · \$141 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,139 ft²
LIVING AREA

0.14 ac
LOT SIZE

2011
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$442K

\$425K low

\$460K high

Last Sale

\$425,000 · Apr 30, 2021

Est. Owner Equity

\$102,186

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$7,276 (2025)
Assessed Value	\$410,000
Previous Assessed	\$425,000
Assessor Market Value	\$410,000

PROPERTY FACTS

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

Porch · 145 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2021	Financing	Venders Lien			\$340K
Feb 24, 2016	Financing	Warranty Deed			\$257K
Mar 30, 2012	Financing	Grant Deed			\$90K
Oct 14, 2011	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Copper Creek Elementary School	Elementary	EE-5	0.9 mi
Prairie Vista Middle School	Middle	6-8	1.5 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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