

Single Family Residence **RESIDENTIAL**

8624 RUNNING RIVER LN

FORT WORTH, TX 76131

\$482,493 TopHap Estimate · \$135 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

3,576 ft²

LIVING AREA

0.14 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$482K

\$462K low

\$503K high

Last Sale

\$263,000 · Jul 10, 2015

Est. Owner Equity

\$20,493

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$7,056 (2025)
Assessed Value	\$400,000
Previous Assessed	\$425,000
Assessor Market Value	\$400,000

PROPERTY FACTS

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

Porch · 326 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 3, 2015	Financing	Intrafamily Transfer			\$210K
Feb 3, 2014	Financing	Venders Lien			\$209K
Sep 6, 2013	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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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