

Single Family Residence **RESIDENTIAL**

8628 RUNNING RIVER LN

FORT WORTH, TX 76131

\$376,557 TopHap Estimate · \$146 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,582 ft²
LIVING AREA

0.15 ac
LOT SIZE

2012
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$377K

\$358K low

\$395K high

Last Sale

\$168,781 · May 10, 2012

Est. Owner Equity

\$88,253

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$2,517 (2025)
Assessed Value	\$351,000
Previous Assessed	\$383,906
Assessor Market Value	\$351,000

PROPERTY FACTS

Property Type	Single Family Residence
County	TARRANT
Lot (acres)	0.15
Construction	Brick
Heating	Central
Cooling	Central
Pool	No

Porch · 123 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2024	Financing	Intrafamily Transfer			
May 9, 2012	Resale	Venders Lien	\$168,781	\$65	\$170K
Nov 10, 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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