

Single Family Residence **RESIDENTIAL**

8640 RUNNING RIVER LN

FORT WORTH, TX 76131

\$365,000 TopHap Estimate · \$182 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,009 ft²

LIVING AREA

0.15 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$365K

\$346K low

\$384K high

Last Sale

\$325,850 · Jun 17, 2025

Est. Owner Equity

\$120,000

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,789 (2025)
Assessed Value	\$297,000
Previous Assessed	\$313,808
Assessor Market Value	\$297,000

PROPERTY FACTS

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

Porch · 118 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 16, 2025	Financing	Venders Lien			\$245K
Jun 10, 2020	Financing	Venders Lien			\$268K
Oct 24, 2013	Financing	Venders Lien			\$193K
Mar 29, 2012	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	1.9 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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