

Single Family Residence **RESIDENTIAL**

8648 RUNNING RIVER LN

FORT WORTH, TX 76131

\$382,294 TopHap Estimate · \$146 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,620 ft²

LIVING AREA

0.15 ac

LOT SIZE

2012

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$382K

\$368K low

\$397K high

Last Sale

\$302,820 · Mar 9, 2021

Est. Owner Equity

\$73,294

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,226 (2025)
Assessed Value	\$330,000
Previous Assessed	\$348,838
Assessor Market Value	\$330,000

PROPERTY FACTS

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

Porch · 218 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 5, 2021	Financing	Venders Lien			\$309K
Feb 28, 2017	Financing	Venders Lien			\$205K
Mar 14, 2013	Financing	Grant Deed			\$186K
Oct 16, 2012	Financing	Mortgage			\$7M
Sep 28, 2012	Financing	Mortgage			\$7M
Sep 28, 2012	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Copper Creek Elementary School	Elementary	EE-5	1.0 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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