

Single Family Residence **RESIDENTIAL**

8700 RUNNING RIVER LN

FORT WORTH, TX 76131

\$473,757 TopHap Estimate · \$148 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,200 ft²
LIVING AREA

0.15 ac
LOT SIZE

2012
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$474K

\$453K low

\$495K high

Last Sale

\$463,933 · Mar 14, 2025

Est. Owner Equity

\$14,417

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$6,601 (2025)
Assessed Value	\$464,833
Previous Assessed	\$464,833
Assessor Market Value	\$464,833

PROPERTY FACTS

Property Type	Single Family Residence
County	TARRANT
Lot (acres)	0.15
Construction	Brick
Heating	Central
Cooling	Central
Pool	Yes

Porch · 78 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 12, 2025	Financing	Venders Lien			\$459K
Jul 31, 2020	Financing	Warranty Deed			\$354K
Apr 30, 2019	Financing	Venders Lien			\$260K
Jan 13, 2016	Quitclaim	Quit Claim Transfer			
Sep 14, 2012	Financing	Grant Deed			\$178K
Jan 20, 2012	Financing	Mortgage			\$10M
Jan 20, 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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