

Single Family Residence **RESIDENTIAL**

8704 RUNNING RIVER LN

FORT WORTH, TX 76131

\$417,208 TopHap Estimate · \$149 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,796 ft²
LIVING AREA

0.15 ac
LOT SIZE

2013
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$417K

\$402K low

\$432K high

Last Sale

\$326,340 · Oct 9, 2020

Est. Owner Equity

\$90,868

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$7,209 (2025)
Assessed Value	\$406,948
Previous Assessed	\$406,948
Assessor Market Value	\$406,948

PROPERTY FACTS

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

Porch · 168 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 9, 2020	Financing	Venders Lien			\$326K
Apr 15, 2015	Recorded document	Warranty Deed			
Mar 8, 2013	Financing	Grant Deed			\$231K
Nov 19, 2012	Financing	Trustees Deed			\$7.5M

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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