

Single Family Residence **RESIDENTIAL**

8708 RUNNING RIVER LN

FORT WORTH, TX 76131

\$424,916 TopHap Estimate · \$138 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,088 ft²

LIVING AREA

0.15 ac

LOT SIZE

2012

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$425K

\$402K low

\$448K high

Last Sale

\$520,562 · Apr 6, 2023

Est. Owner Equity

\$88,916

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$6,792 (2025)
Assessed Value	\$388,000
Previous Assessed	\$412,000
Assessor Market Value	\$388,000

PROPERTY FACTS

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

Porch · 250 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2023	Financing	Venders Lien			\$391K
Feb 28, 2022	Financing	Warranty Deed			
Feb 24, 2020	Financing	Warranty Deed			\$304K
Nov 9, 2012	Financing	Venders Lien			\$236K
Jun 20, 2012	Quitclaim	Quit Claim Transfer			\$426K

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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