

Single Family Residence **RESIDENTIAL**

8712 RUNNING RIVER LN

FORT WORTH, TX 76131

\$407,274 TopHap Estimate · \$135 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,020 ft²

LIVING AREA

0.15 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$407K

\$392K low

\$422K high

Last Sale

\$403,800 · Dec 7, 2020

Est. Owner Equity

\$84,274

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,269 (2025)
Assessed Value	\$364,255
Previous Assessed	\$428,570
Assessor Market Value	\$364,255

PROPERTY FACTS

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

Porch · 234 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 3, 2020	Financing	Venders Lien			\$323K
Nov 13, 2014	Recorded document	Grant Deed			
Nov 13, 2014	Financing	Grant Deed			\$215K
May 29, 2013	Financing	Venders Lien			\$218K
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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