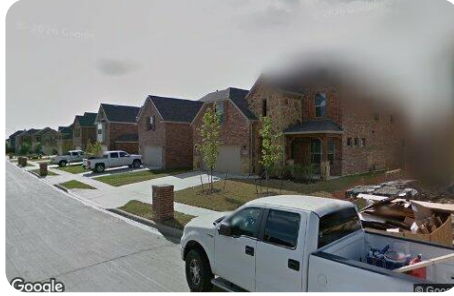


Single Family Residence **RESIDENTIAL**

# 8724 RUNNING RIVER LN

FORT WORTH, TX 76131

**\$486,986** TopHap Estimate · \$131 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,714 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2014**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$487K**

\$466K low

\$508K high

Last Sale

**\$261,200 · Aug 19, 2014**

Est. Owner Equity

**\$207,599**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,041 (2025) |
| Assessed Value        | \$500,503       |
| Previous Assessed     | \$500,503       |
| Assessor Market Value | \$500,503       |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED         | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|--------------|-------|--------------------|--------|
| Aug 18, 2014 | Financing         | Venders Lien |       |                    | \$258K |
| Apr 1, 2013  | 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    | 1.6 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>16</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>48,307</b><br>POPULATION | <b>\$102K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|