

Single Family Residence **RESIDENTIAL**

8705 RUNNING RIVER LN

FORT WORTH, TX 76131

\$448,952 TopHap Estimate · \$138 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,250 ft²
LIVING AREA

0.13 ac
LOT SIZE

2013
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$449K

\$428K low

\$470K high

Last Sale

\$248,000 · Nov 19, 2013

Est. Owner Equity

\$250,556

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$7,386 (2025)
Assessed Value	\$415,000
Previous Assessed	\$435,000
Assessor Market Value	\$415,000

PROPERTY FACTS

Property Type	Single Family Residence
County	TARRANT
Lot (acres)	0.13
Construction	Brick
Heating	Central
Cooling	Central
Pool	No

Porch · 171 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 14, 2013	Financing	Venders Lien			\$198K
Jun 25, 2013	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Copper Creek Elementary School	Elementary	EE-5	0.9 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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