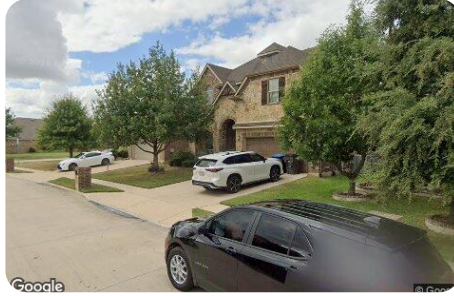


Single Family Residence **RESIDENTIAL**

8709 RUNNING RIVER LN

FORT WORTH, TX 76131

\$475,102 TopHap Estimate · \$152 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,127 ft²
LIVING AREA

0.23 ac
LOT SIZE

2011
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$475K

\$453K low

\$497K high

Last Sale

\$409,700 · Jul 25, 2018

Est. Owner Equity

\$151,238

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$8,290 (2025)
Assessed Value	\$456,032
Previous Assessed	\$456,032
Assessor Market Value	\$456,032

PROPERTY FACTS

Property Type	Single Family Residence
County	TARRANT
Lot (acres)	0.23
Construction	Brick
Heating	Central
Cooling	Central
Pool	Yes

Porch · 78 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 18, 2018	Financing	Venders Lien			\$328K
Oct 20, 2011	Financing	Grant Deed			\$174K
Apr 4, 2011	Recorded document	Grant Deed			
Apr 4, 2011	Financing	Mortgage			\$7M

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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