

Single Family Residence **RESIDENTIAL**

# 8713 RUNNING RIVER LN

FORT WORTH, TX 76131

**\$460,299** TopHap Estimate · \$139 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**5**  
BEDS

**3**  
BATHS

**3,314 ft<sup>2</sup>**  
LIVING AREA

**0.21 ac**  
LOT SIZE

**2011**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$460K**

\$444K low

\$477K high

Last Sale

**\$320,000 · Mar 3, 2020**

Est. Owner Equity

**\$460,299**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,275 (2025) |
| Assessed Value        | \$409,948      |
| Previous Assessed     | \$424,500      |
| Assessor Market Value | \$409,948      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | TARRANT                 |
| Lot (acres)   | 0.21                    |
| Construction  | Brick                   |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Porch · 86 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED            | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|-----------------|-------|--------|--------|
| Mar 3, 2020  | Financing         | Venders Lien    |       |        | \$256K |
| Jan 8, 2019  | Recorded document | Correction Deed |       |        |        |
| May 18, 2018 | Recorded document | Warranty Deed   |       |        |        |
| Aug 26, 2011 | Financing         | Grant Deed      |       |        | \$166K |
| Apr 28, 2011 | 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    | 1.5 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|