

Single Family Residence **RESIDENTIAL**

8781 RUNNING RIVER LN

FORT WORTH, TX 76131

\$345,448 TopHap Estimate · \$174 / ft² · confidence 95 · as of Jun 23, 2026



3
BEDS

2
BATHS

1,991 ft²
LIVING AREA

0.15 ac
LOT SIZE

2008
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$345K

\$328K low

\$363K high

Last Sale

\$169,396 · May 29, 2008

Est. Owner Equity

\$187,219

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$5,256 (2025)
Assessed Value	\$318,220
Previous Assessed	\$342,960
Assessor Market Value	\$318,220

PROPERTY FACTS

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

Porch · 196 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 23, 2008	Financing	Warranty Deed			\$168K
Jan 25, 2008	Financing	Trustees Deed			\$277K
Feb 27, 2006	Financing	Grant Deed			\$314K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Copper Creek Elementary School	Elementary	EE-5	1.1 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

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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