

Single Family Residence **RESIDENTIAL**

# 9004 RUSHING RIVER DR

FORT WORTH, TX 76118

**\$351,378** TopHap Estimate · \$181 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,941 ft<sup>2</sup>**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**2002**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$351K**

\$329K low

\$374K high

Est. Owner Equity

**\$351,378**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$185,665 |
| Previous Assessed     | \$185,665 |
| Assessor Market Value | \$185,665 |

## PROPERTY FACTS

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

Porch · 72 ft²

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| River Trails Elementary School | Elementary | PK–6   | 0.4 mi   |
| Hurst Junior High School       | Middle     | 7–9    | 1.9 mi   |
| L.D. Bell High School          | High       | 10–12  | 3.7 mi   |

District: Hurst-Euless-Bedford 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 76118**

|                          |                             |                             |                                    |                         |                        |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>17,681</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-<br>COME | <b>66°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

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