

Single Family Residence **RESIDENTIAL**

8604 RUNNING RIVER CT

FORT WORTH, TX 76131

\$370,455 TopHap Estimate · \$174 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,131 ft²

LIVING AREA

0.22 ac

LOT SIZE

2010

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$370K

\$355K low

\$386K high

Last Sale

\$204,000 · Nov 24, 2015

Est. Owner Equity

\$169,455

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$5,339 (2025)
Assessed Value	\$322,000
Previous Assessed	\$343,000
Assessor Market Value	\$322,000

PROPERTY FACTS

Property Type	Single Family Residence
County	TARRANT
Lot (acres)	0.22
Construction	Brick
Heating	Central
Cooling	Central
Pool	No

Porch · 128 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 20, 2015	Financing	Warranty Deed			\$201K
Nov 12, 2010	Financing	Venders Lien			\$153K
Jul 8, 2010	Financing	Grant Deed			\$7.5M
Mar 25, 2008	Quitclaim	Quit Claim Transfer			
Sep 15, 2006	Financing	Grant Deed			\$1.5M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Copper Creek Elementary School	Elementary	EE–5	0.9 mi
Prairie Vista Middle School	Middle	6–8	1.4 mi
Saginaw High School	High	9–12	1.8 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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