

Single Family Residence **RESIDENTIAL**

8605 RUNNING RIVER CT

FORT WORTH, TX 76131

\$434,247 TopHap Estimate · \$159 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,726 ft²
LIVING AREA

0.21 ac
LOT SIZE

2011
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$434K

\$418K low

\$450K high

Last Sale

\$421,000 · Sep 22, 2021

Est. Owner Equity

\$97,448

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$7,423 (2025)
Assessed Value	\$416,672
Previous Assessed	\$416,672
Assessor Market Value	\$416,672

PROPERTY FACTS

Property Type	Single Family Residence
County	TARRANT
Lot (acres)	0.21
Construction	Brick
Heating	Central
Cooling	Central
Pool	Yes

Porch · 225 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 17, 2021	Financing	Venders Lien			\$337K
Jul 21, 2017	Financing	Intrafamily Transfer			\$297K
Dec 16, 2016	Financing	Venders Lien			\$275K
Mar 8, 2013	Financing	Warranty Deed			\$160K
Mar 18, 2011	Financing	Venders Lien			\$198K
Mar 25, 2008	Quitclaim	Quit Claim Transfer			
Sep 1, 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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