

Single Family Residence **RESIDENTIAL**

8625 RUNNING RIVER LN

FORT WORTH, TX 76131

\$358,864 TopHap Estimate · \$173 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,076 ft²

LIVING AREA

0.17 ac

LOT SIZE

2011

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$359K

\$343K low

\$374K high

Last Sale

\$299,300 · Feb 28, 2019

Est. Owner Equity

\$119,464

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$4,767 (2025)
Assessed Value	\$296,000
Previous Assessed	\$313,087
Assessor Market Value	\$296,000

PROPERTY FACTS

Property Type	Single Family Residence
County	TARRANT
Lot (acres)	0.17
Construction	Brick
Heating	Central
Cooling	Central
Pool	No

Porch · 133 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 27, 2019	Financing	Venders Lien			\$239K
Aug 19, 2015	Financing	Venders Lien			\$192K
Apr 25, 2014	Quitclaim	Quit Claim Transfer			
Jun 10, 2011	Financing	Venders Lien			\$133K
Apr 25, 2011	Financing	Mortgage			\$10M
Mar 9, 2011	Quitclaim	Quit Claim Transfer			
Jul 12, 2007	Recorded document	Grant Deed			

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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