

Single Family Residence **RESIDENTIAL**

# 8641 RUNNING RIVER LN

FORT WORTH, TX 76131

**\$450,398** TopHap Estimate · \$147 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,067 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2010**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$450K**

**\$436K low**

**\$465K high**

Last Sale

**\$305,900 · Dec 29, 2020**

Est. Owner Equity

**\$450,398**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,880 (2025) |
| Assessed Value        | \$392,000      |
| Previous Assessed     | \$410,000      |
| Assessor Market Value | \$392,000      |

## PROPERTY FACTS

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

Porch · 125 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-------|--------|--------|
| Dec 28, 2020 | Financing         | Venders Lien        |       |        | \$230K |
| Apr 8, 2015  | Financing         | Venders Lien        |       |        | \$56K  |
| May 11, 2011 | Financing         | Venders Lien        |       |        | \$158K |
| Oct 14, 2010 | Quitclaim         | Quit Claim Transfer |       |        |        |
| Oct 14, 2010 | Financing         | Mortgage            |       |        | \$7.5M |
| 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    | 1.5 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<br>CRIME INDEX | 109<br>AIR POLLUTION | 48,307<br>POPULATION | \$102K<br>MEDIAN IN-COME | 65°F<br>AVG TEMP | 64%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|