

Single Family Residence **RESIDENTIAL**

8645 RUNNING RIVER LN

FORT WORTH, TX 76131

\$344,392 TopHap Estimate · \$191 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,799 ft²

LIVING AREA

0.13 ac

LOT SIZE

2010

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$344K

\$326K low

\$363K high

Last Sale

\$405,650 · Aug 15, 2025

Est. Owner Equity

\$39,392

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$2,084 (2025)
Assessed Value	\$316,246
Previous Assessed	\$332,283
Assessor Market Value	\$332,283

PROPERTY FACTS

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

Porch · 149 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2025	Financing	Venders Lien			\$305K
Jul 8, 2022	Financing	Transfer On Death Deed			
Oct 30, 2017	Quitclaim	Quit Claim Transfer			
Aug 11, 2016	Recorded document	Warranty Deed			
Dec 27, 2010	Financing	Venders Lien			\$136K
Apr 27, 2010	Financing	Trustees Deed			\$115K
Jun 15, 2009	Financing	Grant Deed			\$4.8M
Mar 25, 2008	Quitclaim	Quit Claim Transfer			
Aug 17, 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	1.5 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 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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