

Single Family Residence **RESIDENTIAL**

8649 RUNNING RIVER LN

FORT WORTH, TX 76131

\$372,163 TopHap Estimate · \$162 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,291 ft²
LIVING AREA

0.18 ac
LOT SIZE

2009
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$372K

\$360K low

\$384K high

Last Sale

\$382,400 · Apr 30, 2021

Est. Owner Equity

\$66,263

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,475 (2025)
Assessed Value	\$282,762
Previous Assessed	\$344,000
Assessor Market Value	\$282,762

PROPERTY FACTS

Property Type	Single Family Residence
County	TARRANT
Lot (acres)	0.18
Construction	Brick
Heating	Central
Cooling	Central
Pool	No

Porch · 148 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 23, 2021	Financing	Venders Lien			\$306K
May 31, 2016	Financing	Warranty Deed			\$216K
Apr 8, 2010	Financing	Venders Lien			\$144K
Apr 8, 2010	Financing	Venders Lien			\$144K
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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