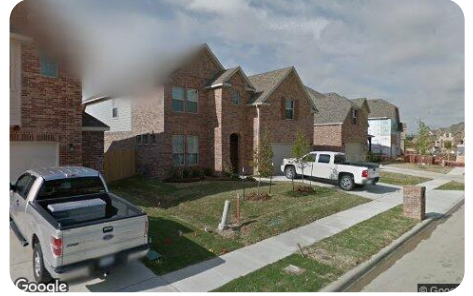
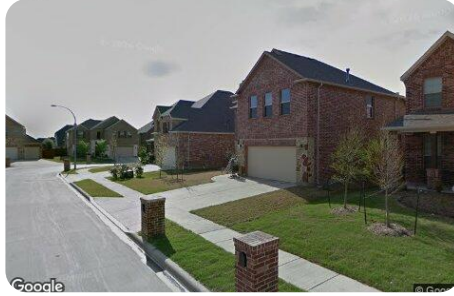
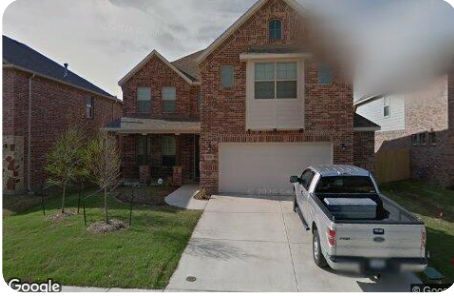


Single Family Residence **RESIDENTIAL**

8736 RUNNING RIVER LN

FORT WORTH, TX 76131

\$443,498 TopHap Estimate · \$140 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

3,168 ft²
LIVING AREA

0.14 ac
LOT SIZE

2013
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$443K

\$426K low

\$461K high

Last Sale

\$367,080 · Aug 29, 2022

Est. Owner Equity

\$443,498

TAX & ASSESSMENT

Property Tax	\$6,484 (2025)
Assessed Value	\$374,000
Previous Assessed	\$396,778
Assessor Market Value	\$374,000

PROPERTY FACTS

Property Type	Single Family Residence
County	TARRANT
Lot (acres)	0.14
Construction	Brick
Heating	Central
Cooling	Central
Pool	No

Porch · 224 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 20, 2022	Financing	Warranty Deed			
Aug 8, 2022	Financing	Venders Lien			\$276K
Nov 12, 2013	Financing	Venders Lien			\$125K
May 15, 2013	Recorded document	Grant Deed			
May 16, 2013	Financing	Loan Modification			\$5M
May 20, 2009	Recorded document	Grant Deed			
Oct 7, 2008	Resale	Trustees Deed	\$181,465	\$57	
Sep 6, 2006	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Copper Creek Elementary School	Elementary	EE-5	1.0 mi
Prairie Vista Middle School	Middle	6-8	1.6 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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