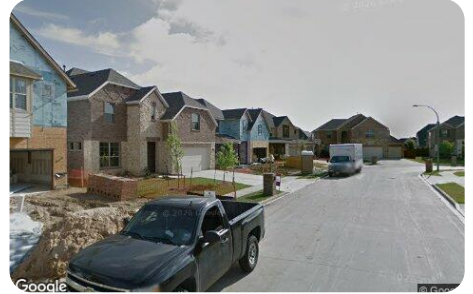


Single Family Residence **RESIDENTIAL**

8745 RUNNING RIVER LN

FORT WORTH, TX 76131

\$397,109 TopHap Estimate · \$144 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,762 ft²

LIVING AREA

0.13 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$397K

\$380K low

\$414K high

Last Sale

\$261,900 · Jun 18, 2014

Est. Owner Equity

\$187,602

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,838 (2025)
Assessed Value	\$299,257
Previous Assessed	\$360,899
Assessor Market Value	\$299,257

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 13, 2014	Financing	Grant Deed			\$210K
Dec 16, 2013	Recorded document	Grant Deed			
May 20, 2009	Recorded document	Grant Deed			
Oct 7, 2008	Resale	Trustees Deed	\$181,465	\$66	
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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