

Single Family Residence **RESIDENTIAL**

# 8749 RUNNING RIVER LN

FORT WORTH, TX 76131

**\$460,418** TopHap Estimate · \$142 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,235 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**2013**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$460K**

\$439K low

\$481K high

Last Sale

**\$309,300 · Apr 28, 2014**

Est. Owner Equity

**\$120,418**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,118 (2025) |
| Assessed Value        | \$449,235      |
| Previous Assessed     | \$449,235      |
| Assessor Market Value | \$449,235      |

## PROPERTY FACTS

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

Porch · 126 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Jul 29, 2025 | Financing         | Intrafamily Transfer |           |        |        |
| Apr 25, 2014 | Financing         | Grant Deed           |           |        | \$247K |
| May 20, 2009 | Recorded document | Grant Deed           |           |        |        |
| Oct 7, 2008  | Resale            | Trustees Deed        | \$181,465 | \$56   |        |
| Sep 6, 2006  | Recorded document | Grant Deed           |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Copper Creek Elementary School | Elementary | EE-5   | 1.1 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<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 |
|-----------|----------------|