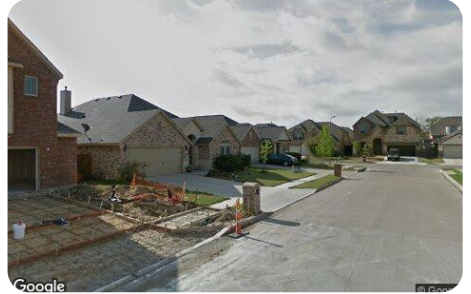


Single Family Residence **RESIDENTIAL**

8769 RUNNING RIVER LN

FORT WORTH, TX 76131

\$415,000 TopHap Estimate · \$135 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

3,078 ft²
LIVING AREA

0.14 ac
LOT SIZE

2013
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$415K

\$395K low

\$435K high

Last Sale

\$491,308 · Feb 10, 2025

Est. Owner Equity

\$45,595

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$9,380 (2025)
Assessed Value	\$389,900
Previous Assessed	\$436,117
Assessor Market Value	\$389,900

PROPERTY FACTS

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

Porch · 228 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 7, 2025	Financing	Venders Lien			\$369K
Nov 3, 2017	Financing	Warranty Deed			\$301K
Apr 30, 2014	Financing	Grant Deed			\$205K
May 20, 2009	Recorded document	Grant Deed			
Oct 7, 2008	Resale	Trustees Deed	\$181,465	\$59	
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 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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