

Single Family Residence **RESIDENTIAL**

9044 RUSHING RIVER DR

FORT WORTH, TX 76118

\$325,728 TopHap Estimate · \$222 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,464 ft²
LIVING AREA

0.15 ac
LOT SIZE

2001
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$326K

\$316K low

\$335K high

Last Sale

\$225,000 · Jun 26, 2019

Est. Owner Equity

\$143,628

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$6,523 (2025)
Assessed Value	\$298,016
Previous Assessed	\$298,016
Assessor Market Value	\$298,016

PROPERTY FACTS

Property Type	Single Family Residence
County	TARRANT
Lot (acres)	0.15
Construction	Brick
Heating	Central
Cooling	Central
Pool	No

Porch · 169 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2019	Financing	Venders Lien			\$180K
Dec 13, 2015	Quitclaim	Quit Claim Transfer			
Feb 8, 2005	Financing	Warranty Deed			\$96K
Feb 11, 2005	Recorded document	Grant Deed			
Feb 5, 2002	Financing	Grant Deed			\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Trails Elementary School	Elementary	PK–6	0.4 mi
Hurst Junior High School	Middle	7–9	1.8 mi
L.D. Bell High School	High	10–12	3.7 mi

District: Hurst-Euless-Bedford 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 76118

97 CRIME INDEX	103 AIR POLLUTION	17,681 POPULATION	\$89K MEDIAN IN-COME	66°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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