

Single Family Residence **RESIDENTIAL**

9086 RUSHING RIVER DR

FORT WORTH, TX 76118

\$302,056 TopHap Estimate · \$202 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,497 ft²

LIVING AREA

0.13 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$302K

\$284K low

\$320K high

Last Sale

\$319,200 · Jul 11, 2022

Est. Owner Equity

\$302,056

TAX & ASSESSMENT

Property Tax	\$6,172 (2025)
Assessed Value	\$281,990
Previous Assessed	\$293,740
Assessor Market Value	\$281,990

PROPERTY FACTS

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

Porch · 25 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 8, 2022	Financing	Venders Lien			\$240K
Jul 23, 2014	Financing	Venders Lien			\$136K
May 15, 2009	Financing	Venders Lien			\$122K
Nov 27, 2006	Financing	Venders Lien			\$118K
Aug 15, 2006	Recorded document	Warranty Deed			
Aug 1, 2006	Non-arms-length	Trustees Deed	\$133,558	\$89	
Mar 26, 2002	Financing	Grant Deed			\$123K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Trails Elementary School	Elementary	PK–6	0.5 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	Absentee owner
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