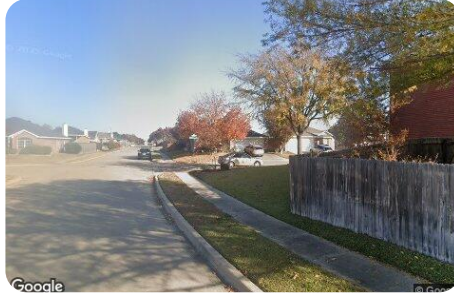


Single Family Residence **RESIDENTIAL**

9050 RUSHING RIVER DR

FORT WORTH, TX 76118

\$492,161 TopHap Estimate · \$179 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

2
BATHS

2,747 ft²
LIVING AREA

0.17 ac
LOT SIZE

2001
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$492K

\$470K low

\$515K high

Last Sale

\$169,000 · Dec 14, 2011

Est. Owner Equity

\$356,961

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$4,495 (2025)
Assessed Value	\$375,000
Previous Assessed	\$419,000
Assessor Market Value	\$375,000

PROPERTY FACTS

Property Type	Single Family Residence
County	TARRANT
Lot (acres)	0.17
Construction	Brick
Heating	Central
Cooling	Central
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 8, 2011	Financing	Warranty Deed			\$135K
Jan 31, 2002	Financing	Grant Deed			\$120K

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------