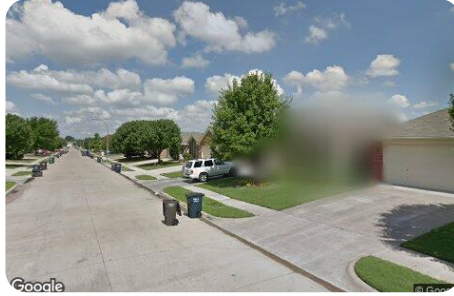


Single Family Residence **RESIDENTIAL**

9109 RUSHING RIVER DR

FORT WORTH, TX 76118

\$350,683 TopHap Estimate · \$208 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,685 ft²

LIVING AREA

0.13 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$351K

\$339K low

\$363K high

Last Sale

\$275,500 · Nov 14, 2019

Est. Owner Equity

\$130,283

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,861 (2025)
Assessed Value	\$270,000
Previous Assessed	\$300,000
Assessor Market Value	\$270,000

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
Nov 8, 2019	Financing	Warranty Deed			\$220K
May 12, 2014	Financing	Venders Lien			\$128K
Jul 10, 2002	Financing	Grant Deed			\$74K

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	3.6 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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