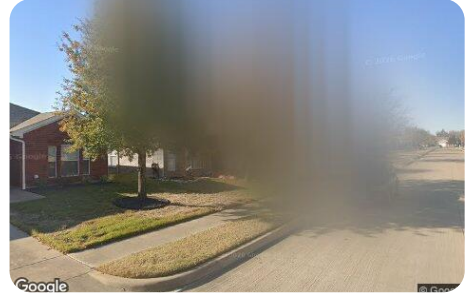


Single Family Residence **RESIDENTIAL**

9040 RUSHING RIVER DR

FORT WORTH, TX 76118

\$345,493 TopHap Estimate · \$257 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,346 ft²

LIVING AREA

0.13 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$345K

\$329K low

\$362K high

Last Sale

\$115,000 · Mar 30, 2005

Est. Owner Equity

\$224,596

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$3,429 (2025)
Assessed Value	\$248,214
Previous Assessed	\$278,000
Assessor Market Value	\$248,214

PROPERTY FACTS

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

Porch · 136 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 21, 2005	Financing	Venders Lien			\$92K
Jun 4, 2002	Financing	Grant Deed			\$116K

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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