

Single Family Residence

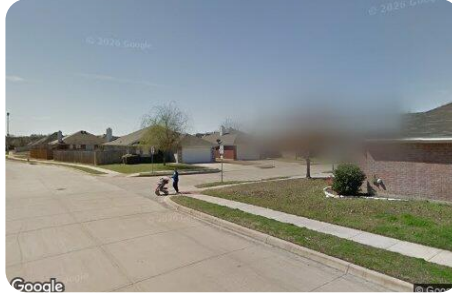
RESIDENTIAL

9045 RUSHING RIVER DR

FORT WORTH, TX 76118

\$334,053

TopHap Estimate · \$211 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,582 ft²

LIVING AREA

0.14 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$334K

\$326K low

\$342K high

Last Sale

\$395,010 · Feb 9, 2023

Est. Owner Equity

\$37,053

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$3,861 (2025)
Assessed Value	\$270,000
Previous Assessed	\$310,251
Assessor Market Value	\$270,000

PROPERTY FACTS

Property Type	Single Family Residence
County	TARRANT
Lot (acres)	0.14
Construction	Brick
Heating	Central
Cooling	Central
Pool	No

Porch · 20 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 8, 2023	Financing	Venders Lien			\$297K
Jun 22, 2015	Financing	Venders Lien			\$146K
Mar 30, 2010	Financing	Warranty Deed			\$134K
Jan 1, 2002	Financing	Grant Deed			\$124K

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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