

Single Family Residence **RESIDENTIAL**

9004 RUSHING RIVER DR

FORT WORTH, TX 76118

\$351,378 TopHap Estimate · \$181 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,941 ft²
LIVING AREA

0.13 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$351K

\$329K low

\$374K high

Last Sale

\$111,400 · Nov 3, 2005

Est. Owner Equity

\$77,394

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$1,129 (2025)
Assessed Value	\$185,665
Previous Assessed	\$185,665
Assessor Market Value	\$185,665

PROPERTY FACTS

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

Porch · 72 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 8, 2020	Financing	Mortgage			\$136K
Jan 17, 2018	Quitclaim	Quit Claim Transfer			
Oct 28, 2005	Financing	Venders Lien			\$110K
May 1, 2002	Financing	Grant Deed			\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Trails Elementary School	Elementary	PK–6	0.4 mi
Hurst Junior High School	Middle	7–9	1.9 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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