

Single Family Residence **RESIDENTIAL**

9005 RUSHING RIVER DR

FORT WORTH, TX 76118

\$421,812 TopHap Estimate · \$189 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,227 ft²

LIVING AREA

0.13 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$422K

\$402K low

\$442K high

Last Sale

\$180,600 · Aug 10, 2009

Est. Owner Equity

\$282,312

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$4,992 (2025)
Assessed Value	\$327,000
Previous Assessed	\$347,022
Assessor Market Value	\$327,000

PROPERTY FACTS

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

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 5, 2009	Financing	Venders Lien			\$145K
Jan 4, 2006	Financing	Venders Lien			\$122K
Jun 1, 2002	Financing	Grant Deed			\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Trails Elementary School	Elementary	PK–6	0.3 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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