

Single Family Residence **RESIDENTIAL**

9090 RUSHING RIVER DR

FORT WORTH, TX 76118

\$368,815 TopHap Estimate · \$180 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,048 ft²
LIVING AREA

0.13 ac
LOT SIZE

2002
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$369K

\$350K low

\$388K high

Last Sale

\$461,177 · May 8, 2024

Est. Owner Equity

\$157,615

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$6,041 (2025)
Assessed Value	\$379,827
Previous Assessed	\$379,827
Assessor Market Value	\$379,827

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
Oct 10, 2014	Financing	Grant Deed			\$177K
Apr 27, 2012	Financing	Venders Lien			\$149K
May 30, 2008	Financing	Venders Lien			\$129K
Jan 30, 2006	Financing	Grant Deed			\$135K
Oct 4, 2005	Non-arms-length	Trustees Deed	\$113,023	\$55	
Mar 17, 2005	Financing	Venders Lien			\$109K
Sep 23, 2004	Financing	Grant Deed			\$107K
Apr 23, 2004	Recorded document	Grant Deed			
Apr 12, 2004	Non-arms-length	Trustees Deed	\$133,428	\$65	
Mar 20, 2002	Financing	Grant Deed			\$128K

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	3.7 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.

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 NEIGHBORHOOD · ZIP 76118

97

CRIME INDEX

103

AIR POLLUTION

17,681

POPULATION

\$89K

MEDIAN IN-COME

66°F

AVG TEMP

64%

SUNSHINE

Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy

Owner occupied