

Single Family Residence **RESIDENTIAL**

# 9144 RUSHING RIVER DR

FORT WORTH, TX 76118

**\$378,170** TopHap Estimate · \$206 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,834 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$378K**

\$364K low

\$392K high

Last Sale

**\$298,800 · Aug 17, 2020**

Est. Owner Equity

**\$318,170**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,447 (2025) |
| Assessed Value        | \$331,419      |
| Previous Assessed     | \$340,000      |
| Assessor Market Value | \$331,419      |

## PROPERTY FACTS

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

Porch · 42 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Aug 14, 2020 | Financing | Venders Lien |       |        | \$239K |
| Feb 4, 2003  | Financing | Grant Deed   |       |        | \$111K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| River Trails Elementary School | Elementary | PK–6   | 0.6 mi   |
| Hurst Junior High School       | Middle     | 7–9    | 1.8 mi   |
| L.D. Bell High School          | High       | 10–12  | 3.6 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>17,681</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>66°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|