

Single Family Residence

RESIDENTIAL

412 FOREST RIVER CT

FORT WORTH, TX 76112

\$1,009,336 TopHap Estimate · \$246 / ft² · confidence 88 · as of Jul 14, 2026

4

BEDS

3

BATHS

4,108 ft²

LIVING AREA

0.45 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1M

\$888K low

\$1.1M high

Last Sale

\$475,000 · Jun 23, 2016

Est. Owner Equity

\$531,766

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax

\$10,956 (2025)

Assessed Value

\$624,932

Previous Assessed

\$743,080

Assessor Market Value

\$624,932

PROPERTY FACTS

Property Type	Single Family Residence
County	TARRANT
Lot (acres)	0.45
Construction	Brick
Heating	Central
Cooling	Central
Pool	Yes

Porch · 896 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 23, 2016	Financing	Venders Lien			\$380K
Jun 26, 2014	Financing	Venders Lien			\$304K
Mar 25, 2008	Financing	Grant Deed			\$276K
Jul 4, 2006	Non-arms-length	Trustees Deed	\$514,033	\$125	
Oct 5, 2004	Financing	Warranty Deed			\$500K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Leadership Academy at John T. White Elementary School	Elementary	PK-5	2.1 mi
Eastern Hills High School	High	9-12	2.2 mi
Meadowbrook Middle School	Middle	6-8	2.8 mi

District: Fort Worth 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 76112

148 CRIME INDEX	112 AIR POLLUTION	44,669 POPULATION	\$55K MEDIAN IN-COME	65°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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