

Single Family Residence **RESIDENTIAL**

8954 RUSHING RIVER DR

FORT WORTH, TX 76118

\$366,451 TopHap Estimate · \$191 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,918 ft²

LIVING AREA

0.13 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$366K

\$357K low

\$376K high

Last Sale

\$300,700 · Sep 21, 2018

Est. Owner Equity

\$125,891

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$5,844 (2025)
Assessed Value	\$267,003
Previous Assessed	\$320,956
Assessor Market Value	\$267,003

PROPERTY FACTS

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

Porch · 71 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 19, 2018	Financing	Warranty Deed			\$241K
Sep 19, 2018	Recorded document	Warranty Deed			
Feb 13, 2017	Financing	Warranty Deed			\$174K
Aug 12, 2016	Recorded document	Warranty Deed			
Aug 15, 2006	Financing	Venders Lien			\$148K
Feb 14, 2002	Financing	Grant Deed			\$106K

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	3.8 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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