



Address: [9061 SAN JOAQUIN TR](#)
City: FORT WORTH
Georeference: 34557-28-23
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7962813504
Longitude: -97.1824097766
TAD Map: 2096-408
MAPSCO: TAR-067A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RIVER TRAILS ADDITION Block
28 Lot 23

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A
Year Built: 1995
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$430,249
Protest Deadline Date: 5/24/2024

Site Number: 06780326
Site Name: RIVER TRAILS ADDITION-28-23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,651
Percent Complete: 100%
Land Sqft^{*}: 6,882
Land Acres^{*}: 0.1580
Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
NIMRI ABLA N
Primary Owner Address:
9061 SAN JOAQUIN TR
FORT WORTH, TX 76118-7529

Deed Date: 3/16/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207096368](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL NATIONAL MTG ASSN	11/7/2006	D206353598	0000000	0000000
MOORE EDWIN I;MOORE KIMBERLY S	8/30/1995	00120870001011	0012087	0001011
CRESCENT BUILDERS INC	3/10/1995	00119040001211	0011904	0001211
RIVER TRAILS LAND & CATTLE INC	3/9/1995	00119040001208	0011904	0001208
DTT CORPORATION	1/1/1995	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$360,249	\$70,000	\$430,249	\$430,249
2024	\$360,249	\$70,000	\$430,249	\$401,504
2023	\$335,793	\$50,000	\$385,793	\$365,004
2022	\$316,084	\$50,000	\$366,084	\$331,822
2021	\$251,656	\$50,000	\$301,656	\$301,656
2020	\$229,870	\$50,000	\$279,870	\$279,870

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.