



Address: [9001 RIVER TRAILS BLVD](#)
City: FORT WORTH
Georeference: 23264J-31-39
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7939936524
Longitude: -97.1842131367
TAD Map: 2096-408
MAPSCO: TAR-067E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKES OF RIVER TRAILS
SOUTH Block 31 Lot 39

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: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$249,997

Protest Deadline Date: 5/24/2024

Site Number: 07819684

Site Name: LAKES OF RIVER TRAILS SOUTH-31-39

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,566

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

YARDZ FAMILY TRUST

Primary Owner Address:

3805 BRADBURY CIR
FLOWER MOUND, TX 75022

Deed Date: 5/24/2024

Deed Volume:

Deed Page:

Instrument: [D224093378](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARI ANIL REDDY RUKUMANNI	11/29/2011	D212031414	0000000	0000000
BANK OF AMERICA	3/29/2011	D211072413	0000000	0000000
BROWNSON FREDERICK	8/11/2006	D206255897	0000000	0000000
CALLAHAN AARON;CALLAHAN CHRISTINA	12/27/2001	00153690000403	0015369	0000403
CLASSIC COUNTRY HOMES LTD	8/7/2001	00151180000061	0015118	0000061
RIVERBEND INVESTMENT LTD	1/1/2001	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	\$136,648	\$70,000	\$206,648	\$206,648
2024	\$179,997	\$70,000	\$249,997	\$249,997
2023	\$224,227	\$55,000	\$279,227	\$279,227
2022	\$172,223	\$55,000	\$227,223	\$227,223
2021	\$172,223	\$55,000	\$227,223	\$227,223
2020	\$145,000	\$55,000	\$200,000	\$200,000

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

There are no exemptions for this property

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.