



Address: [9009 RIVER TRAILS BLVD](#)
City: FORT WORTH
Georeference: 23264J-31-37
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7939922994
Longitude: -97.1838882003
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 37

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: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$324,474

Protest Deadline Date: 5/24/2024

Site Number: 07819706

Site Name: LAKES OF RIVER TRAILS SOUTH-31-37

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,650

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:

COLEMAN MICHELLE RISER

Primary Owner Address:

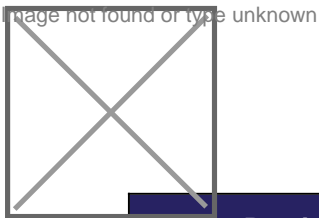
9009 RIVER TRAILS BLVD
FORT WORTH, TX 76118

Deed Date: 6/19/2017

Deed Volume:

Deed Page:

Instrument: [D217165890](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLEMAN BRANTLEY B	12/28/2001	00153930000186	0015393	0000186
CLASSIC CENTURY HOMES LTD	8/28/2001	00151230000213	0015123	0000213
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	\$254,474	\$70,000	\$324,474	\$324,474
2024	\$254,474	\$70,000	\$324,474	\$318,253
2023	\$272,966	\$55,000	\$327,966	\$289,321
2022	\$221,385	\$55,000	\$276,385	\$263,019
2021	\$184,108	\$55,000	\$239,108	\$239,108
2020	\$166,603	\$55,000	\$221,603	\$221,603

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.