



Address: [9013 RIVER TRAILS BLVD](#)
City: FORT WORTH
Georeference: 23264J-31-36
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7939915612
Longitude: -97.1837237197
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 36

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: \$367,434

Protest Deadline Date: 5/24/2024

Site Number: 07819714

Site Name: LAKES OF RIVER TRAILS SOUTH-31-36

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,902

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:

FILIPSKI GARY

Primary Owner Address:

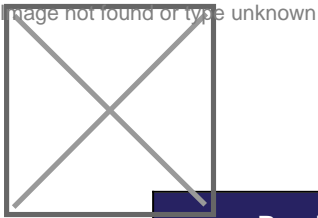
9013 RIVER TRAILS BLVD
FORT WORTH, TX 76118-7720

Deed Date: 3/11/2002

Deed Volume: 0015544

Deed Page: 0000504

Instrument: 00155440000504



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|----------|-----------------|-------------|-----------|
| MACK CLARK HOMES INC | 8/1/2001 | 00150670000368 | 0015067 | 0000368 |
| RIVERBEND INVESTMENT LTD | 1/1/2001 | 000000000000000 | 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 | \$297,434 | \$70,000 | \$367,434 | \$367,434 |
| 2024 | \$297,434 | \$70,000 | \$367,434 | \$358,170 |
| 2023 | \$319,302 | \$55,000 | \$374,302 | \$325,609 |
| 2022 | \$258,235 | \$55,000 | \$313,235 | \$296,008 |
| 2021 | \$214,098 | \$55,000 | \$269,098 | \$269,098 |
| 2020 | \$193,361 | \$55,000 | \$248,361 | \$248,361 |

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.