



Address: [9045 RIVER TRAILS BLVD](#)
City: FORT WORTH
Georeference: 23264J-31-28
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7939873138
Longitude: -97.1824190136
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 28

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07819803

Site Name: LAKES OF RIVER TRAILS SOUTH-31-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,662

Percent Complete: 100%

Land Sqft^{*}: 6,050

Land Acres^{*}: 0.1388

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:

VERTIN RANDALL S

VERTIN LINDSEY R

Primary Owner Address:

9045 RIVER TRAILS BLVD

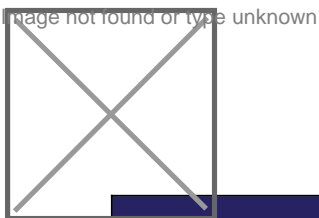
FORT WORTH, TX 76118

Deed Date: 3/8/2017

Deed Volume:

Deed Page:

Instrument: [D217053997](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARANDA CYNTHIA A	5/21/2007	D207193197	0000000	0000000
ACCREDITED HOME LENDERS INC	11/7/2006	D206358537	0000000	0000000
KRENTZ PHILLIS	9/30/2004	D204314815	0000000	0000000
FONTE WILLIAM E	11/29/2001	00153010000040	0015301	0000040
MACK CLARK HOMES INC	8/1/2001	00150670000368	0015067	0000368
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	\$221,722	\$70,000	\$291,722	\$291,722
2024	\$221,722	\$70,000	\$291,722	\$291,722
2023	\$266,461	\$55,000	\$321,461	\$269,973
2022	\$223,568	\$55,000	\$278,568	\$245,430
2021	\$168,118	\$55,000	\$223,118	\$223,118
2020	\$168,118	\$55,000	\$223,118	\$223,118

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.