



**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<sup>+++</sup>:** 1,662

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,050

**Land Acres<sup>\*</sup>:** 0.1388

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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

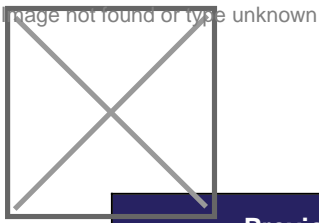
FORT WORTH, TX 76118

**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  | <a href="#">D207193197</a> | 0000000     | 0000000   |
| ACCREDITED HOME LENDERS INC | 11/7/2006  | <a href="#">D206358537</a> | 0000000     | 0000000   |
| KRENTZ PHILLIS              | 9/30/2004  | <a href="#">D204314815</a> | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 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.