



**Address:** [9051 RIVER TRAILS BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 23264J-21-84  
**Subdivision:** LAKES OF RIVER TRAILS SOUTH  
**Neighborhood Code:** 3T010C

**Latitude:** 32.793984532  
**Longitude:** -97.1820734547  
**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 21 Lot 84

**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:** 2002

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$335,907

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07819811

**Site Name:** LAKES OF RIVER TRAILS SOUTH-21-84

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,697

**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:**

CAO THANHLOAN T

**Primary Owner Address:**

9051 RIVER TRAILS BLVD  
FORT WORTH, TX 76118-7722

**Deed Date:** 1/31/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206040832](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IRWIN MICHELLE;IRWIN SCOTT	5/1/2002	00156550000385	0015655	0000385
CLASSIC CENTURY HOMES INC	12/17/2001	00153480000245	0015348	0000245
CLASSIC CENTURY HOMES LTD	10/29/2001	00152480000327	0015248	0000327
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	\$265,907	\$70,000	\$335,907	\$335,907
2024	\$265,907	\$70,000	\$335,907	\$328,651
2023	\$285,327	\$55,000	\$340,327	\$298,774
2022	\$231,106	\$55,000	\$286,106	\$271,613
2021	\$191,921	\$55,000	\$246,921	\$246,921
2020	\$173,513	\$55,000	\$228,513	\$228,513

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.