



Address: [9125 RIVER TRAILS BLVD](#)
City: FORT WORTH
Georeference: 23264J-21-102
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7939770784
Longitude: -97.1791335353
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 102

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: PEYCO SOUTHWEST REALTY INC (00506)

Protest Deadline Date: 5/24/2024

Site Number: 07820011
Site Name: LAKES OF RIVER TRAILS SOUTH-21-102
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,859
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:

ST CLAIR SUZANNE
ST CLAIR DAVID

Primary Owner Address:
1401 BELLEFONTE LN
COLLEYVILLE, TX 76034

Deed Date: 6/17/2002
Deed Volume: 0015776
Deed Page: 0000081
Instrument: 00157760000081

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRESCENT BUILDERS INC	10/24/2001	00152240000012	0015224	0000012
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	\$197,142	\$70,000	\$267,142	\$267,142
2024	\$252,168	\$70,000	\$322,168	\$322,168
2023	\$265,744	\$55,000	\$320,744	\$320,744
2022	\$256,619	\$55,000	\$311,619	\$311,619
2021	\$212,778	\$55,000	\$267,778	\$267,778
2020	\$192,178	\$55,000	\$247,178	\$247,178

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

There are no exemptions for this property

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.