



Address: [2549 RIVERS EDGE DR](#)
City: FORT WORTH
Georeference: 23264J-10-1
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7936004169
Longitude: -97.1853006297
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 10 Lot 1

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: 5/1/2025

Notice Value: \$378,770

Protest Deadline Date: 5/24/2024

Site Number: 07820089

Site Name: LAKES OF RIVER TRAILS SOUTH-10-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,062

Percent Complete: 100%

Land Sqft^{*}: 6,666

Land Acres^{*}: 0.1530

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:

BOKTOR EDWARD M
AYAD HANAA A

Primary Owner Address:

2549 RIVERS EDGE DR
FORT WORTH, TX 76118

Deed Date: 6/12/2017

Deed Volume:

Deed Page:

Instrument: [D217136787](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCNAIR LEVALE W;MCNAIR MAY C	5/9/2006	D206144277	0000000	0000000
MAQBOOL AYSHA;MAQBOOL SUMERA MAQBOOL	1/31/2002	00154460000075	0015446	0000075
CRESCENT BUILDERS INC	7/26/2001	00150520000072	0015052	0000072
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	\$308,770	\$70,000	\$378,770	\$378,770
2024	\$308,770	\$70,000	\$378,770	\$368,985
2023	\$331,479	\$55,000	\$386,479	\$335,441
2022	\$268,059	\$55,000	\$323,059	\$304,946
2021	\$222,224	\$55,000	\$277,224	\$277,224
2020	\$200,687	\$55,000	\$255,687	\$255,687

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.