



Address: [2545 RIVERS EDGE DR](#)
City: FORT WORTH
Georeference: 23264J-10-2
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7934345227
Longitude: -97.1853011703
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 2

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: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$364,736

Protest Deadline Date: 5/24/2024

Site Number: 07820097

Site Name: LAKES OF RIVER TRAILS SOUTH-10-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,867

Percent Complete: 100%

Land Sqft^{*}: 6,678

Land Acres^{*}: 0.1533

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:

NGUYEN PHUOC VAN
NGO NGOC THI BICH

Primary Owner Address:

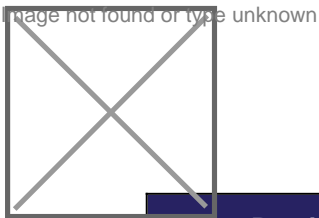
2545 RIVERS EDGE DR
FORT WORTH, TX 76118

Deed Date: 11/11/2021

Deed Volume:

Deed Page:

Instrument: [D221331218](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN PHUOC VAN	9/17/2013	D213248026	0000000	0000000
NGUYEN HANH THI	1/24/2002	00154470000039	0015447	0000039
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	\$294,736	\$70,000	\$364,736	\$364,736
2024	\$294,736	\$70,000	\$364,736	\$352,541
2023	\$316,397	\$55,000	\$371,397	\$320,492
2022	\$240,000	\$55,000	\$295,000	\$291,356
2021	\$212,189	\$55,000	\$267,189	\$264,869
2020	\$191,648	\$55,000	\$246,648	\$240,790

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.