



Address: [9012 RIVER TRAILS BLVD](#)
City: FORT WORTH
Georeference: 23264J-1-9
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7935249473
Longitude: -97.1837228438
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 1 Lot 9

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: \$342,388

Protest Deadline Date: 5/24/2024

Site Number: 07820194

Site Name: LAKES OF RIVER TRAILS SOUTH-1-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,732

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:

BOULWARE KATHERINE

Primary Owner Address:

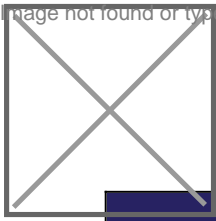
9012 RIVER TRAILS BLVD
FORT WORTH, TX 76118-7711

Deed Date: 11/7/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205345593](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DICKMAN JULIE E;DICKMAN STEVEN	1/31/2002	00154430000119	0015443	0000119
CRESCENT BUILDERS INC	7/30/2001	00150520000012	0015052	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	\$272,388	\$70,000	\$342,388	\$342,388
2024	\$272,388	\$70,000	\$342,388	\$334,481
2023	\$292,361	\$55,000	\$347,361	\$304,074
2022	\$236,601	\$55,000	\$291,601	\$276,431
2021	\$196,301	\$55,000	\$251,301	\$251,301
2020	\$177,368	\$55,000	\$232,368	\$232,368

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.