



Address: [9008 RIVER TRAILS BLVD](#)
City: FORT WORTH
Georeference: 23264J-1-10
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7935245528
Longitude: -97.1838855927
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 10

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: 4/15/2025

Notice Value: \$365,261

Protest Deadline Date: 5/24/2024

Site Number: 07820208

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

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,877

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:

ABUMAIZAR IYAD J

Primary Owner Address:

9008 RIVER TRAILS BLVD
FORT WORTH, TX 76118

Deed Date: 1/24/2025

Deed Volume:

Deed Page:

Instrument: 325-713450-22

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABUMAIZAR IYAD J;SHARIF ABEER T	9/22/2017	D217221721		
SHARIF AMIRA	6/18/2014	D214128848	0000000	0000000
ARMENDARIZ LEIGH ANN	7/1/2010	D210168261	0000000	0000000
HUYNH HOA THI NGUYEN	9/6/2008	D208353559	0000000	0000000
NGUYEN PHUONG H;NGUYEN QUAN BUI	7/6/2006	D206211858	0000000	0000000
RICHARDS BOB H	10/29/2001	00152330000105	0015233	0000105
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	\$295,261	\$70,000	\$365,261	\$365,261
2024	\$295,261	\$70,000	\$365,261	\$365,261
2023	\$316,984	\$55,000	\$371,984	\$371,984
2022	\$256,320	\$55,000	\$311,320	\$311,320
2021	\$212,474	\$55,000	\$267,474	\$267,474
2020	\$145,000	\$55,000	\$200,000	\$200,000

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.