



Address: [9140 RIVER TRAILS BLVD](#)
City: FORT WORTH
Georeference: 23264J-2-1
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7935209126
Longitude: -97.1783928126
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 2 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: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$383,152

Protest Deadline Date: 5/24/2024

Site Number: 07820275

Site Name: LAKES OF RIVER TRAILS SOUTH-2-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,356

Percent Complete: 100%

Land Sqft^{*}: 7,227

Land Acres^{*}: 0.1659

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:

SHOUKEIR OMAR MUSTAFA

Primary Owner Address:

9140 RIVER TRAILS BLVD
FORT WORTH, TX 76118

Deed Date: 9/30/2024

Deed Volume:

Deed Page:

Instrument: [D224175334](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANAM VENTURES LLC - RIVER TRAILS	12/28/2020	D221008563		
BELOUALI NAJOUA;MOUTAOUAKIL ABELHAMID	10/24/2020	D220276258		
MOUTAOUAKIL ABDELHAMID	6/18/2008	D208243316	0000000	0000000
SEMPER CONCEPCION;SEMPER DIEGO	2/17/2005	D205299327	0000000	0000000
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	\$295,000	\$70,000	\$365,000	\$365,000
2024	\$313,152	\$70,000	\$383,152	\$383,152
2023	\$337,057	\$55,000	\$392,057	\$392,057
2022	\$270,039	\$55,000	\$325,039	\$325,039
2021	\$236,584	\$55,000	\$291,584	\$291,584
2020	\$213,782	\$55,000	\$268,782	\$268,782

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.