



Address: [9112 RIVER TRAILS BLVD](#)
City: FORT WORTH
Georeference: 23264J-2-8
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7935059119
Longitude: -97.1795879993
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 8

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

Protest Deadline Date: 5/24/2024

Site Number: 07820356

Site Name: LAKES OF RIVER TRAILS SOUTH-2-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,727

Percent Complete: 100%

Land Sqft^{*}: 5,583

Land Acres^{*}: 0.1281

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:

BHATTARAI SMITA
BHATTARAI SUDEEP

Primary Owner Address:

625 HERITAGE LANE
FLOWER MOUND, TX 75022

Deed Date: 9/15/2016

Deed Volume:

Deed Page:

Instrument: [D216218058](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHAFFER JAMES M	12/8/2010	D210304957	0000000	0000000
HORAK JOHN W;HORAK SHANON K	4/22/2002	00156440000252	0015644	0000252
CRESCENT BUILDERS INC	11/29/2001	00153060000233	0015306	0000233
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	\$232,000	\$70,000	\$302,000	\$302,000
2024	\$250,000	\$70,000	\$320,000	\$320,000
2023	\$265,000	\$55,000	\$320,000	\$320,000
2022	\$236,516	\$55,000	\$291,516	\$291,516
2021	\$196,206	\$55,000	\$251,206	\$251,206
2020	\$177,265	\$55,000	\$232,265	\$232,265

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.