



Address: [9094 RIVER TRAILS BLVD](#)
City: FORT WORTH
Georeference: 23264J-2-12
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7935091252
Longitude: -97.1802451774
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 12

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: \$355,943

Protest Deadline Date: 5/24/2024

Site Number: 07820399

Site Name: LAKES OF RIVER TRAILS SOUTH-2-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,779

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:

MCLEOD MARRIANNE

Primary Owner Address:

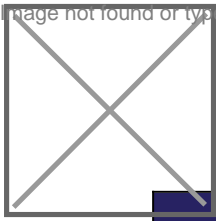
9094 RIVER TRAILS BLVD
FORT WORTH, TX 76118-7714

Deed Date: 3/15/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 00000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHILDERS MARIANNE T	8/1/2002	00158880000230	0015888	0000230
CRESCENT BUILDERS INC	2/1/2002	00154500000095	0015450	0000095
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	\$285,943	\$70,000	\$355,943	\$355,943
2024	\$285,943	\$70,000	\$355,943	\$347,522
2023	\$306,892	\$55,000	\$361,892	\$315,929
2022	\$248,383	\$55,000	\$303,383	\$287,208
2021	\$206,098	\$55,000	\$261,098	\$261,098
2020	\$186,231	\$55,000	\$241,231	\$241,231

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.