



Address: [9074 RIVER TRAILS BLVD](#)
City: FORT WORTH
Georeference: 23264J-2-17
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7935126146
Longitude: -97.1810737249
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 17

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: TEXAS PROPERTY TAX REDUCTIONS LLC (00314)

Notice Sent Date: 4/15/2025

Notice Value: \$370,621

Protest Deadline Date: 5/24/2024

Site Number: 07820445

Site Name: LAKES OF RIVER TRAILS SOUTH-2-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,920

Percent Complete: 100%

Land Sqft^{*}: 5,583

Land Acres^{*}: 0.1281

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HAYS WILLIAM

Primary Owner Address:

9074 RIVER TRAILS BLVD
FORT WORTH, TX 76118-7713

Deed Date: 10/4/2002

Deed Volume: 0016035

Deed Page: 0000328

Instrument: 00160350000328

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$229,178	\$70,000	\$299,178	\$299,178
2024	\$300,621	\$70,000	\$370,621	\$361,338
2023	\$322,693	\$55,000	\$377,693	\$328,489
2022	\$261,038	\$55,000	\$316,038	\$298,626
2021	\$216,478	\$55,000	\$271,478	\$271,478
2020	\$195,540	\$55,000	\$250,540	\$250,540

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.