



Address: [9005 RUSHING RIVER DR](#)
City: FORT WORTH
Georeference: 23264J-1-22
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7932191618
Longitude: -97.1840540966
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 22

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$347,022

Protest Deadline Date: 5/24/2024

Site Number: 07880707

Site Name: LAKES OF RIVER TRAILS SOUTH-1-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,227

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:

HANSON AMANDA BREED

Primary Owner Address:

9005 RUSHING RIVER DR
FORT WORTH, TX 76118-7741

Deed Date: 8/5/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209213304](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GODOY MIKE	1/4/2006	D206005602	0000000	0000000
HALFMANN LAWRENCE C	5/20/2002	00157120000018	0015712	0000018
HISTORY MAKER HOMES LLC	2/12/2002	00154760000172	0015476	0000172
RIVERBEND INVESTMENTS II 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	\$277,022	\$70,000	\$347,022	\$347,022
2024	\$277,022	\$70,000	\$347,022	\$325,373
2023	\$309,178	\$55,000	\$364,178	\$295,794
2022	\$271,328	\$55,000	\$326,328	\$268,904
2021	\$189,458	\$55,000	\$244,458	\$244,458
2020	\$189,458	\$55,000	\$244,458	\$244,458

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.