



Address: [9016 RUSHING RIVER DR](#)
City: FORT WORTH
Georeference: 23264J-3-8
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7927807209
Longitude: -97.1835654633
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 3 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

Notice Sent Date: 5/1/2025

Notice Value: \$277,673

Protest Deadline Date: 5/24/2024

Site Number: 07881185

Site Name: LAKES OF RIVER TRAILS SOUTH-3-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,232

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:

MOLSBEE DEANNA LEE

Primary Owner Address:

9016 RUSHING RIVER DR
FORT WORTH, TX 76118-7732

Deed Date: 12/28/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213066786](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|-----------|----------------|-------------|-----------|
| DOUGHERTY ESSIE A | 4/30/2002 | 00156510000243 | 0015651 | 0000243 |
| HISTORY MAKER HOMES LLC | 2/12/2002 | 00154730000358 | 0015473 | 0000358 |
| 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 | \$207,673 | \$70,000 | \$277,673 | \$277,673 |
| 2024 | \$207,673 | \$70,000 | \$277,673 | \$264,562 |
| 2023 | \$222,676 | \$55,000 | \$277,676 | \$240,511 |
| 2022 | \$180,828 | \$55,000 | \$235,828 | \$218,646 |
| 2021 | \$150,587 | \$55,000 | \$205,587 | \$198,769 |
| 2020 | \$136,387 | \$55,000 | \$191,387 | \$180,699 |

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.