



Address: [9090 RUSHING RIVER DR](#)
City: FORT WORTH
Georeference: 23264J-4-14
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7927721515
Longitude: -97.1803845653
TAD Map: 2096-408
MAPSCO: TAR-067E



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LAKES OF RIVER TRAILS
SOUTH Block 4 Lot 14

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: \$379,827

Protest Deadline Date: 5/24/2024

Site Number: 07881436

Site Name: LAKES OF RIVER TRAILS SOUTH-4-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,048

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:

PURI BIPLAV

PURI RACHANA

Primary Owner Address:

9090 RUSHING RIVER DR
FORT WORTH, TX 76118

Deed Date: 5/7/2024

Deed Volume:

Deed Page:

Instrument: [D224080367](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEARD DEREK W	10/10/2014	D214223647		
GANDARILLA DANIEL;GANDARILLA JULIAN	4/27/2012	D212105984	0000000	0000000
ALVAREZ OSCAR E	5/30/2008	D208216258	0000000	0000000
SACHS BENJAMIN LYON;SACHS STEWART	1/3/2006	D206027207	0000000	0000000
US BANK NA TR	10/4/2005	D205313265	0000000	0000000
MORTGAGE ELEC REG SYSTEMS INC	10/4/2005	D205313129	0000000	0000000
CAMPBELL JAMES	3/17/2005	D205082418	0000000	0000000
MIAN NIGHAT	9/22/2004	D204298544	0000000	0000000
SEC OF HUD	4/12/2004	D204124058	0000000	0000000
WELLS FARGO HOME MORTGAGE INC	4/6/2004	D204107764	0000000	0000000
MARTINEZ RODNEY	3/15/2002	00155500000067	0015550	0000067
CLASSIC CENTURY HOMES INC	12/17/2001	00153480000247	0015348	0000247
CLASSIC CENTURY HOMES LTD	11/19/2001	00152920000039	0015292	0000039
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	\$309,827	\$70,000	\$379,827	\$379,827
2024	\$309,827	\$70,000	\$379,827	\$370,167
2023	\$332,572	\$55,000	\$387,572	\$336,515
2022	\$269,034	\$55,000	\$324,034	\$305,923
2021	\$223,112	\$55,000	\$278,112	\$278,112
2020	\$201,536	\$55,000	\$256,536	\$256,536

Pending indicates that the property record has not yet been completed for the indicated tax year.

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+ 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.