



Address: [9078 RUSHING RIVER DR](#)
City: FORT WORTH
Georeference: 23264J-4-17
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7927696962
Longitude: -97.1808732397
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 4 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: None

Protest Deadline Date: 5/24/2024

Site Number: 07881460

Site Name: LAKES OF RIVER TRAILS SOUTH-4-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,690

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:

LUU KEVIN

NGUYEN DOAN THI

Primary Owner Address:

9078 RUSHING RIVER DR
FORT WORTH, TX 76118

Deed Date: 5/31/2023

Deed Volume:

Deed Page:

Instrument: [D223096798](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHAKER ERENY;SHAKER NASSER	2/13/2015	D215034686		
SHAKER NASSER F	2/4/2010	D210032014	0000000	0000000
MOORE KATHERINE;MOORE STEPHEN	6/10/2005	D205168276	0000000	0000000
SECRETARY OF HUD	2/1/2005	D205083276	0000000	0000000
UNION FED BANK OF INDIANAPOLIS	2/1/2005	D205035867	0000000	0000000
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	\$244,000	\$70,000	\$314,000	\$314,000
2024	\$264,260	\$70,000	\$334,260	\$334,260
2023	\$283,554	\$55,000	\$338,554	\$338,554
2022	\$229,686	\$55,000	\$284,686	\$270,332
2021	\$190,756	\$55,000	\$245,756	\$245,756
2020	\$172,467	\$55,000	\$227,467	\$227,467

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

There are no exemptions for this property

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.