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Address: [9058 RUSHING RIVER DR](#)
City: FORT WORTH
Georeference: 23264J-4-22
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7927751811
Longitude: -97.1816874237
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 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: None

Notice Sent Date: 4/15/2025

Notice Value: \$450,273

Protest Deadline Date: 5/24/2024

Site Number: 07881517

Site Name: LAKES OF RIVER TRAILS SOUTH-4-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,870

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:

NGUYEN BAU
NGUYEN THUY T

Primary Owner Address:

9058 RUSHING RIVER DR
FORT WORTH, TX 76118

Deed Date: 2/8/2018

Deed Volume:

Deed Page:

Instrument: [D218031138](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GONZALES NANCY;GONZALES TRINIDAD	3/29/2002	00155750000151	0015575	0000151
CHOICE HOMES INC	1/15/2002	00154070000037	0015407	0000037
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	\$380,273	\$70,000	\$450,273	\$391,354
2024	\$380,273	\$70,000	\$450,273	\$355,776
2023	\$357,066	\$55,000	\$412,066	\$323,433
2022	\$329,664	\$55,000	\$384,664	\$294,030
2021	\$244,771	\$55,000	\$299,771	\$267,300
2020	\$188,000	\$55,000	\$243,000	\$243,000

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.