



Address: [9050 RUSHING RIVER DR](#)
City: FORT WORTH
Georeference: 23264J-4-24
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7927809107
Longitude: -97.1820408031
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 24

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: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07881533

Site Name: LAKES OF RIVER TRAILS SOUTH-4-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,747

Percent Complete: 100%

Land Sqft^{*}: 7,458

Land Acres^{*}: 0.1712

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

LUTFI LUTFI A

LUTFI WAFA MOHAMED

Primary Owner Address:

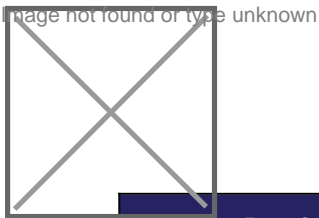
9050 RUSHING RIVER DR
FORT WORTH, TX 76118-7734

Deed Date: 12/8/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211301065](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WONG MARIA W;WONG RAFAEL	1/25/2002	00154360000128	0015436	0000128
CHOICE HOMES INC	10/30/2001	00152280000219	0015228	0000219
RIVERBEND INVESTMENTS II LTD	1/1/2001	000000000000000	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	\$305,000	\$70,000	\$375,000	\$375,000
2024	\$349,000	\$70,000	\$419,000	\$419,000
2023	\$364,000	\$55,000	\$419,000	\$402,600
2022	\$311,000	\$55,000	\$366,000	\$366,000
2021	\$258,181	\$55,000	\$313,181	\$313,181
2020	\$217,000	\$55,000	\$272,000	\$272,000

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.