



Address: [2541 RIVERS EDGE DR](#)
City: FORT WORTH
Georeference: 23264J-10-3
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7932815039
Longitude: -97.1853036515
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 10 Lot 3

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: PROPERTY TAX LOCK (11667)

Notice Sent Date: 4/15/2025

Notice Value: \$338,988

Protest Deadline Date: 5/24/2024

Site Number: 07881606

Site Name: LAKES OF RIVER TRAILS SOUTH-10-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,918

Percent Complete: 100%

Land Sqft^{*}: 5,524

Land Acres^{*}: 0.1268

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:

LONG ADAM J

LONG CANDACE J

Primary Owner Address:

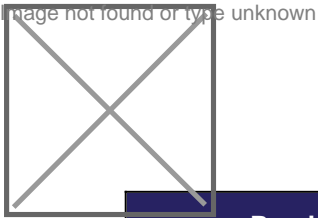
2541 RIVERS EDGE DR
FORT WORTH, TX 76118-7708

Deed Date: 2/4/2002

Deed Volume: 0015464

Deed Page: 0000214

Instrument: 00154640000214



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|-----------|-----------------|-------------|-----------|
| HISTORY MAKER HOMES LLC | 11/2/2001 | 00152530000392 | 0015253 | 0000392 |
| 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 | \$268,988 | \$70,000 | \$338,988 | \$333,150 |
| 2024 | \$268,988 | \$70,000 | \$338,988 | \$302,864 |
| 2023 | \$220,331 | \$55,000 | \$275,331 | \$275,331 |
| 2022 | \$214,512 | \$55,000 | \$269,512 | \$250,470 |
| 2021 | \$214,512 | \$55,000 | \$269,512 | \$227,700 |
| 2020 | \$152,000 | \$55,000 | \$207,000 | \$207,000 |

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.