



**Address:** [2525 RIVERS EDGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 23264J-10-7  
**Subdivision:** LAKES OF RIVER TRAILS SOUTH  
**Neighborhood Code:** 3T010C

**Latitude:** 32.7927324082  
**Longitude:** -97.1853101679  
**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 7

**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:** RYAN LLC (00672F)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07881649  
**Site Name:** LAKES OF RIVER TRAILS SOUTH-10-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,615  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,557  
**Land Acres<sup>\*</sup>:** 0.1275  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
INVITATION HOMES 7 LP  
**Primary Owner Address:**  
5420 LYNDON B JOHNSON FRWY STE 600  
DALLAS, TX 75240

**Deed Date:** 7/11/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223127207](#)

| Previous Owners                                   | Date      | Instrument                 | Deed Volume | Deed Page |
|---|-----------|----------------------------|-------------|-----------|
| PROGRESS RESIDENTIAL HIGH VALUE HOME BORROWER LLC | 6/25/2021 | <a href="#">D221186775</a> |             |           |
| PROGRESS RESIDENTIAL BORROWER 10 LLC              | 8/22/2019 | <a href="#">D219195119</a> |             |           |
| PROGRESS RESIDENTIAL 2015-2 BORROWER LLC          | 6/2/2015  | <a href="#">D215119306</a> |             |           |
| FREO TEXAS LLC                                    | 5/5/2014  | <a href="#">D214094333</a> | 0000000     | 0000000   |
| W W PARTNERS                                      | 6/12/2013 | <a href="#">D213155785</a> | 0000000     | 0000000   |
| SECRETARY OF VETERAN AFFAIRS                      | 6/14/2012 | <a href="#">D212147262</a> | 0000000     | 0000000   |
| WELLS FARGO BANK N A                              | 6/5/2012  | <a href="#">D212139391</a> | 0000000     | 0000000   |
| MASSIE DONALD B;MASSIE ROBIN                      | 8/11/2004 | <a href="#">D204254863</a> | 0000000     | 0000000   |
| LANGLEY CRYSTAL;LANGLEY TIMOTHY                   | 2/8/2002  | 00154880000181             | 0015488     | 0000181   |
| HISTORY MAKER HOMES LLC                           | 11/2/2001 | 00152530000392             | 0015253     | 0000392   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$211,176          | \$70,000    | \$281,176    | \$281,176                    |
| 2024 | \$211,176          | \$70,000    | \$281,176    | \$281,176                    |
| 2023 | \$256,295          | \$55,000    | \$311,295    | \$311,295                    |
| 2022 | \$210,942          | \$55,000    | \$265,942    | \$265,942                    |
| 2021 | \$139,880          | \$55,000    | \$194,880    | \$194,880                    |
| 2020 | \$148,000          | \$55,000    | \$203,000    | \$203,000                    |

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

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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.