



**Address:** [2505 RIVERS EDGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 23264J-10-12  
**Subdivision:** LAKES OF RIVER TRAILS SOUTH  
**Neighborhood Code:** 3T010C

**Latitude:** 32.7920447451  
**Longitude:** -97.1853170905  
**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 12

**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:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$308,483

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40076911

**Site Name:** LAKES OF RIVER TRAILS SOUTH-10-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,557

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,598

**Land Acres<sup>\*</sup>:** 0.1285

**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:**

TREVINO TRACY ANN

**Primary Owner Address:**

2505 RIVERS EDGE DR  
FORT WORTH, TX 76118

**Deed Date:** 6/10/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218151877](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MULVEY ANN M	1/31/2003	00163750000241	0016375	0000241
CLASSIC CENTURY HOMES LTD	9/4/2002	00159990000169	0015999	0000169
RIVERBEND INVESTMENT LTD	1/1/2002	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	\$238,483	\$70,000	\$308,483	\$308,483
2024	\$238,483	\$70,000	\$308,483	\$302,655
2023	\$255,839	\$55,000	\$310,839	\$275,141
2022	\$207,397	\$55,000	\$262,397	\$250,128
2021	\$172,389	\$55,000	\$227,389	\$227,389
2020	\$155,944	\$55,000	\$210,944	\$210,944

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.