



Address: [2325 RUSHING SPRINGS DR](#)
City: FORT WORTH
Georeference: 23264J-11-2
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7904610256
Longitude: -97.1784812832
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 11 Lot 2

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: 2003
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40236463
Site Name: LAKES OF RIVER TRAILS SOUTH-11-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,036
Percent Complete: 100%
Land Sqft^{*}: 6,098
Land Acres^{*}: 0.1399
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:
VARGAS MARCO A
Primary Owner Address:
1128 GWINN ST E
MONMOUTH, OR 97361

Deed Date: 7/25/2003
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D203275317](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	4/15/2003	D203138256	0016608	0000086
RIVERBEND INVESTMENT II LTD	1/1/2003	0000000000000000	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	\$309,776	\$70,000	\$379,776	\$379,776
2024	\$309,776	\$70,000	\$379,776	\$379,776
2023	\$332,563	\$55,000	\$387,563	\$387,563
2022	\$268,871	\$55,000	\$323,871	\$323,871
2021	\$222,837	\$55,000	\$277,837	\$277,837
2020	\$201,205	\$55,000	\$256,205	\$256,205

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

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.