



Address: [2321 RUSHING SPRINGS DR](#)
City: FORT WORTH
Georeference: 23264J-11-3
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7903252779
Longitude: -97.1784947648
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 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: 2003
Personal Property Account: N/A
Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)
Protest Deadline Date: 5/24/2024

Site Number: 40236471
Site Name: LAKES OF RIVER TRAILS SOUTH-11-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,581
Percent Complete: 100%
Land Sqft^{*}: 6,098
Land Acres^{*}: 0.1399

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

OWNER INFORMATION

Current Owner:
YAMASA CO LTD
Primary Owner Address:
PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 9/22/2021
Deed Volume:
Deed Page:
Instrument: [D221280485](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DARKO-MENSAH JOSEPH	3/14/2018	D218065837		
OWUSANSAN HELENA;OWUSANSAN JOSEPH	9/11/2008	D208363903	0000000	0000000
MOAKE BENJAMIN;MOAKE KATHLEEN	6/27/2003	D203238825	0016879	0000105
RIVERBEND INVESTMENT II LTD	1/1/2003	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	\$177,251	\$70,000	\$247,251	\$247,251
2024	\$229,000	\$70,000	\$299,000	\$299,000
2023	\$247,000	\$55,000	\$302,000	\$302,000
2022	\$210,892	\$55,000	\$265,892	\$265,892
2021	\$175,341	\$55,000	\$230,341	\$230,341
2020	\$158,642	\$55,000	\$213,642	\$213,642

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.