



Address: [2313 RUSHING SPRINGS DR](#)
City: FORT WORTH
Georeference: 23264J-11-5
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.790050124
Longitude: -97.1785198653
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 5

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40236501

Site Name: LAKES OF RIVER TRAILS SOUTH-11-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,561

Percent Complete: 100%

Land Sqft^{*}: 5,663

Land Acres^{*}: 0.1300

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:

WHISTLER ALLIE

WHISTLER ROBERT

Primary Owner Address:

2313 RUSHING SPRINGS DR
FORT WORTH, TX 76118

Deed Date: 10/9/2022

Deed Volume:

Deed Page:

Instrument: [D222244930](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JUSTINIANO JORGE;MUJICA MARISOL M	6/7/2016	D216123139		
BOWMAN STANLEY C;BOWMAN SUSAN K	12/19/2008	D208466460	0000000	0000000
BAILEY MATTHEW B	9/19/2003	D203360521	0000000	0000000
CHOICE HOMES INC	7/8/2003	D203249054	0016912	0000104
RIVERBEND INVESTMENT II LTD	1/1/2003	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 ⁺
2025	\$239,628	\$70,000	\$309,628	\$309,628
2024	\$239,628	\$70,000	\$309,628	\$309,628
2023	\$257,091	\$55,000	\$312,091	\$312,091
2022	\$208,097	\$55,000	\$263,097	\$244,783
2021	\$172,746	\$55,000	\$227,746	\$222,530
2020	\$147,300	\$55,000	\$202,300	\$202,300

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.