



Address: [2309 RUSHING SPRINGS DR](#)
City: FORT WORTH
Georeference: 23264J-11-6
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7899133004
Longitude: -97.1785336835
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 6

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

Notice Sent Date: 4/15/2025

Notice Value: \$453,749

Protest Deadline Date: 5/24/2024

Site Number: 40236528

Site Name: LAKES OF RIVER TRAILS SOUTH-11-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,881

Percent Complete: 100%

Land Sqft^{*}: 5,662

Land Acres^{*}: 0.1299

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:

SLY COREY

SLY DARLA

Primary Owner Address:

2309 RUSHING SPRINGS DR
FORT WORTH, TX 76118-7770

Deed Date: 9/10/2003

Deed Volume: 0017200

Deed Page: 0000273

Instrument: [D203345523](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	6/24/2003	00168510000060	0016851	0000060
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	\$383,749	\$70,000	\$453,749	\$439,743
2024	\$383,749	\$70,000	\$453,749	\$399,766
2023	\$359,948	\$55,000	\$414,948	\$363,424
2022	\$332,717	\$55,000	\$387,717	\$330,385
2021	\$245,350	\$55,000	\$300,350	\$300,350
2020	\$248,316	\$55,000	\$303,316	\$303,316

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.