



Address: [2305 RUSHING SPRINGS DR](#)
City: FORT WORTH
Georeference: 23264J-11-7
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7897512293
Longitude: -97.1785293887
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 7

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: 2004

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$370,000

Protest Deadline Date: 5/24/2024

Site Number: 40289222

Site Name: LAKES OF RIVER TRAILS SOUTH-11-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,838

Percent Complete: 100%

Land Sqft^{*}: 6,969

Land Acres^{*}: 0.1599

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:

CRAWFORD LESLIE R

Primary Owner Address:

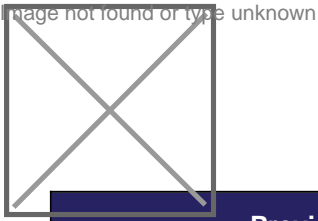
2305 RUSHING SPRINGS DR
FORT WORTH, TX 76118

Deed Date: 8/28/2014

Deed Volume:

Deed Page:

Instrument: [D214194233](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRAWFORD;CRAWFORD CHRISTOPHER EST	6/9/2004	D204182613	0000000	0000000
TARRANT ACQUISITION LTD	3/23/2004	D204092678	0000000	0000000
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	\$282,500	\$87,500	\$370,000	\$358,705
2024	\$282,500	\$87,500	\$370,000	\$326,095
2023	\$308,509	\$68,750	\$377,259	\$296,450
2022	\$251,636	\$68,750	\$320,386	\$269,500
2021	\$176,250	\$68,750	\$245,000	\$245,000
2020	\$176,250	\$68,750	\$245,000	\$245,000

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.