



Address: [2224 LAKE FALLS DR](#)
City: FORT WORTH
Georeference: 23264J-11-8
Subdivision: LAKES OF RIVER TRAILS SOUTH
Neighborhood Code: 3T010C

Latitude: 32.7899453312
Longitude: -97.178869222
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 8

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40289230

Site Name: LAKES OF RIVER TRAILS SOUTH-11-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,001

Percent Complete: 100%

Land Sqft^{*}: 8,712

Land Acres^{*}: 0.2000

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:

WAGGONER JOHN

COBLER LYNN

Primary Owner Address:

2224 LAKE FALLS DR
FORT WORTH, TX 76118

Deed Date: 10/6/2017

Deed Volume:

Deed Page:

Instrument: [D217236370](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HALLMAN CAREY E;HALLMAN MICHAEL	5/4/2005	D205142059	0000000	0000000
HALLMAN CAREY E	12/23/2003	D203472332	0000000	0000000
TARRANT ACQUISITION LTD	9/30/2003	D203374173	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	\$264,771	\$87,500	\$352,271	\$352,271
2024	\$264,771	\$87,500	\$352,271	\$351,717
2023	\$294,022	\$68,750	\$362,772	\$319,743
2022	\$259,121	\$68,750	\$327,871	\$290,675
2021	\$195,500	\$68,750	\$264,250	\$264,250
2020	\$195,500	\$68,750	\$264,250	\$264,250

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.