



Address: [209 RIVER TRAIL CT](#)
City: WESTWORTH VILLAGE
Georeference: 46452-C-7
Subdivision: WESTWORTH FALLS
Neighborhood Code: 4C400A

Latitude: 32.763836283
Longitude: -97.4175263871
TAD Map: 2024-396
MAPSCO: TAR-060U



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WESTWORTH FALLS Block C
Lot 7

Jurisdictions:

WESTWORTH VILLAGE (032)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: THE GALLAGHER FIRM PLLC (11961)

Protest Deadline Date: 5/24/2024

Site Number: 800011984

Site Name: WESTWORTH FALLS C 7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,890

Percent Complete: 100%

Land Sqft^{*}: 7,706

Land Acres^{*}: 0.1769

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:

KNIGHT RYAN ADAM
KNIGHT CYNTHIA

Primary Owner Address:

209 RIVER TRAIL CT
FORT WORTH, TX 76114

Deed Date: 6/6/2022

Deed Volume:

Deed Page:

Instrument: [D222152213](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRIFFIN AARON;PEREZ-GRIFFIN CLAUDIA ANDIRA	7/3/2018	D218147333		
TOLL DALLAS TX LLC	11/21/2017	D217272992		
TF LAWRENCE FARM LLC	8/2/2016	FIX SOLE OWN		

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	\$750,000	\$200,000	\$950,000	\$950,000
2024	\$750,000	\$200,000	\$950,000	\$950,000
2023	\$862,000	\$200,000	\$1,062,000	\$1,062,000
2022	\$712,722	\$200,000	\$912,722	\$746,813
2021	\$478,921	\$200,000	\$678,921	\$678,921
2020	\$480,125	\$200,000	\$680,125	\$680,125

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.