



**Address:** [212 RIVER TRAIL CT](#)  
**City:** WESTWORTH VILLAGE  
**Georeference:** 46452-C-11  
**Subdivision:** WESTWORTH FALLS  
**Neighborhood Code:** 4C400A

**Latitude:** 32.7640452452  
**Longitude:** -97.4169898614  
**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 11

**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 RAY TAX GROUP LLC (01008)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$720,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800011981

**Site Name:** WESTWORTH FALLS C 11

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,733

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,757

**Land Acres<sup>\*</sup>:** 0.2010

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

MURPHY SEAN J  
MURPHY CAROL T

**Primary Owner Address:**

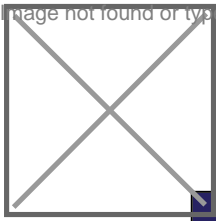
212 RIVER TRAIL CT  
WESTWORTH VILLAGE, TX 76114

**Deed Date:** 12/3/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218265143](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOLL DALLAS TX LLC	6/4/2018	<a href="#">D218121547</a>		
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 <sup>+</sup>
2025	\$403,432	\$200,000	\$603,432	\$603,432
2024	\$520,000	\$200,000	\$720,000	\$640,090
2023	\$509,743	\$200,000	\$709,743	\$581,900
2022	\$329,000	\$200,000	\$529,000	\$529,000
2021	\$329,000	\$200,000	\$529,000	\$529,000
2020	\$329,000	\$200,000	\$529,000	\$529,000

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.