



**Address:** [2601 FLYCATCHER RD](#)  
**City:** FORT WORTH  
**Georeference:** 23264F-21-7  
**Subdivision:** LAKES OF RIVER TRAILS EAST  
**Neighborhood Code:** 3T010L

**Latitude:** 32.7942172676  
**Longitude:** -97.1713370928  
**TAD Map:**  
**MAPSCO:** TAR-067F



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 EAST  
Block 21 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:** 2022  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800069656  
**Site Name:** LAKES OF RIVER TRAILS EAST Block 21 Lot 7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,022  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 282,704,400  
**Land Acres<sup>\*</sup>:** 6,490.0000  
**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:**  
SHRESTHA RADHIKA  
SHRESTHA ABIN  
**Primary Owner Address:**  
2601 FLYCATCHER RD  
FORT WORTH, TX 76118

**Deed Date:** 12/30/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223011219](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	2/1/2022	<a href="#">D222033906</a>		



## VALUES

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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	\$547,716	\$77,880	\$625,596	\$625,596
2024	\$547,716	\$77,880	\$625,596	\$625,596
2023	\$522,248	\$77,880	\$600,128	\$600,128
2022	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

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

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There are no exemptions for this property

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.