

LOCATION

Address: [9017 WINDING RIVER DR](#)

City: FORT WORTH

Georeference: 23264J-3-25

Subdivision: LAKES OF RIVER TRAILS SOUTH

Neighborhood Code: 3T010C

Latitude: 32.7924787965

Longitude: -97.1835736092

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 3 Lot 25

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: 2002

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40076016

Site Name: LAKES OF RIVER TRAILS SOUTH-3-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,854

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

PEREZ ADOLFO

NATAL YARELY

Primary Owner Address:

9017 WINDING RIVER DR
FORT WORTH, TX 76118

Deed Date: 7/5/2023

Deed Volume:

Deed Page:

Instrument: [D223117991](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON CHRIS T;JOHNSON MELISSA M	8/17/2015	D215185683		
Unlisted	11/6/2009	D209298453	0000000	0000000
SCHWEBEL GERARDO;SCHWEBEL JULIE C	10/30/2002	00161040000082	0016104	0000082
CHOICE HOMES INC	8/9/2002	00158920000217	0015892	0000217
RIVERBEND INVESTMENT LTD	1/1/2002	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	\$0	\$0	\$0	\$0
2024	\$295,587	\$70,000	\$365,587	\$365,587
2023	\$317,272	\$55,000	\$372,272	\$324,185
2022	\$256,699	\$55,000	\$311,699	\$294,714
2021	\$212,922	\$55,000	\$267,922	\$267,922
2020	\$192,352	\$55,000	\$247,352	\$247,352

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

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.