



Address: [9305 TRAMMEL DAVIS RD](#)
City: FORT WORTH
Georeference: 23264F-10-7
Subdivision: LAKES OF RIVER TRAILS EAST
Neighborhood Code: 3T010L

Latitude: 32.7942750311
Longitude: -97.1750761803
TAD Map: 2096-408
MAPSCO: TAR-067F



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

PROPERTY DATA

Legal Description: LAKES OF RIVER TRAILS EAST
Block 10 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: 2021

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800049640

Site Name: LAKES OF RIVER TRAILS EAST 10 7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,142

Percent Complete: 100%

Land Sqft^{*}: 5,662

Land Acres^{*}: 0.1300

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:
POKHAREL NISCHAL
Primary Owner Address:
9305 TRAMMEL DAVIS RD
FORT WORTH, TX 76118

Deed Date: 8/29/2022
Deed Volume:
Deed Page:
Instrument: [D222215883](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TCH TRINITY CUSTOM HOMES LLC	9/7/2021	D221262086		

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	\$433,686	\$67,944	\$501,630	\$501,630
2023	\$413,723	\$67,944	\$481,667	\$481,667
2022	\$64,445	\$67,944	\$132,389	\$132,389
2021	\$0	\$52,500	\$52,500	\$52,500
2020	\$0	\$52,500	\$52,500	\$52,500

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.