



Address: [9301 BRINDLE DR](#)
City: FORT WORTH
Georeference: 23264F-11-14
Subdivision: LAKES OF RIVER TRAILS EAST
Neighborhood Code: 3T010L

Latitude: 32.7955013115
Longitude: -97.1738340074
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 11 Lot 14

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: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800049651

Site Name: LAKES OF RIVER TRAILS EAST 11 14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,746

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 0.1400

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:

TIMSINA PRADIP
TIMSINA MANU KUMARI NEPAL

Deed Date: 9/29/2020

Deed Volume:

Deed Page:

Instrument: [D220250934](#)

Primary Owner Address:

9301 BRINDLE DR
FORT WORTH, TX 76118

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OUR COUNTRY HOMES LLC	5/29/2020	D220127847		

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	\$502,800	\$62,200	\$565,000	\$562,396
2023	\$509,304	\$62,200	\$571,504	\$511,269
2022	\$406,748	\$62,200	\$468,948	\$464,790
2021	\$358,786	\$63,750	\$422,536	\$422,536
2020	\$0	\$44,625	\$44,625	\$44,625

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.