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**Address:** [8616 CREEDE TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-23-5  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.7959428271  
**Longitude:** -97.1921687843  
**TAD Map:** 2090-408  
**MAPSCO:** TAR-066H



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

## PROPERTY DATA

**Legal Description:** RIVER TRAILS ADDITION Block  
23 Lot 5

**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:** 1999

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$381,322

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

**Site Number:** 07105401  
**Site Name:** RIVER TRAILS ADDITION-23-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,942  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,900  
**Land Acres<sup>\*</sup>:** 0.1584  
**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:**

SPRINGMAN LAUREL  
SPRINGMAN QUINTON

**Primary Owner Address:**

8616 CREEDE TR  
FORT WORTH, TX 76118

**Deed Date:** 7/11/2014  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D214148456](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MURPHREE ADELA;MURPHREE BRENT	1/8/2003	00162990000247	0016299	0000247
COLLINS BLAIR M;COLLINS CATHILYN	8/16/1999	00139780000521	0013978	0000521
CRESCENT BUILDERS INC	3/29/1999	00137360000319	0013736	0000319
RIVER TRAILS LAND & CATTLE INC	9/30/1997	00129300000439	0012930	0000439
DTT CORPORATION	1/1/1997	00000000000000	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 <sup>+</sup>
2025	\$311,322	\$70,000	\$381,322	\$370,257
2024	\$311,322	\$70,000	\$381,322	\$336,597
2023	\$308,352	\$50,000	\$358,352	\$305,997
2022	\$253,739	\$50,000	\$303,739	\$278,179
2021	\$217,849	\$50,000	\$267,849	\$252,890
2020	\$195,759	\$50,000	\$245,759	\$229,900

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.