



Address: [8817 TRINITY VISTA TR](#)
City: FORT WORTH
Georeference: 23264H-1-48
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8034890635
Longitude: -97.187409132
TAD Map: 2096-412
MAPSCO: TAR-066D



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
ADDITION Block 1 Lot 48

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: 2000

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07595956

Site Name: LAKES OF RIVER TRAILS ADDITION-1-48

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,832

Percent Complete: 100%

Land Sqft ^{*}: 6,675

Land Acres ^{*}: 0.1532

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:

JAGGEARS HOLDING INC

Primary Owner Address:

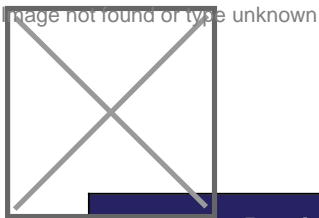
2026 NORMANDY DR
IRVING, TX 75060

Deed Date: 7/29/2015

Deed Volume:

Deed Page:

Instrument: [D215169093](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|------------|----------------|-------------|-----------|
| DUNAWAY EMA;DUNAWAY ROBERT J | 10/10/2002 | 00160780000077 | 0016078 | 0000077 |
| DUNAWAY EMA;DUNAWAY SANDRA M | 10/24/2000 | 00146080000367 | 0014608 | 0000367 |
| CLASSIC CENTURY HOMES INC | 7/27/2000 | 00144590000107 | 0014459 | 0000107 |
| RIVERBEND INVESTMENTS LTD | 1/1/2000 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$259,000 | \$75,000 | \$334,000 | \$334,000 |
| 2024 | \$304,054 | \$75,000 | \$379,054 | \$379,054 |
| 2023 | \$325,475 | \$50,000 | \$375,475 | \$375,475 |
| 2022 | \$254,671 | \$50,000 | \$304,671 | \$304,671 |
| 2021 | \$213,122 | \$50,000 | \$263,122 | \$263,122 |
| 2020 | \$186,400 | \$50,000 | \$236,400 | \$236,400 |

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.