



Address: [8820 TRINITY VISTA TR](#)
City: FORT WORTH
Georeference: 23264H-1-49
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8030272754
Longitude: -97.1870545869
TAD Map: 2096-412
MAPSCO: TAR-067A



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 49

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

Notice Sent Date: 4/15/2025

Notice Value: \$440,842

Protest Deadline Date: 5/24/2024

Site Number: 07595964

Site Name: LAKES OF RIVER TRAILS ADDITION-1-49

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,294

Percent Complete: 100%

Land Sqft^{*}: 10,832

Land Acres^{*}: 0.2486

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BROWN DAVID

BROWN LINDA

Primary Owner Address:

6701 MUSTANG CREEK DR
FORT WORTH, TX 76126

Deed Date: 1/30/2025

Deed Volume:

Deed Page:

Instrument: [D2250150669](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOPESKY HENRY;KOPESKY VALERIE D	10/30/2000	00145950000049	0014595	0000049
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	\$354,592	\$86,250	\$440,842	\$440,842
2024	\$354,592	\$86,250	\$440,842	\$424,197
2023	\$378,214	\$57,500	\$435,714	\$385,634
2022	\$295,386	\$57,500	\$352,886	\$350,576
2021	\$261,205	\$57,500	\$318,705	\$318,705
2020	\$243,418	\$57,500	\$300,918	\$300,918

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.