



**Address:** [8800 TRINITY VISTA TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-1-54  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.80300339  
**Longitude:** -97.1879734552  
**TAD Map:** 2090-412  
**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 54

**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:** 07596014

**Site Name:** LAKES OF RIVER TRAILS ADDITION-1-54

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,555

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

RICH RYAN M

RICH SHANNON K G

**Primary Owner Address:**

933 CRESTVIEW DR  
BEDFORD, TX 76021

**Deed Date:** 11/16/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212286581](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEUTSCHE BANK NATIONAL TR CO	6/5/2012	<a href="#">D212144519</a>	0000000	0000000
DIENG MOHAMED	12/21/2005	<a href="#">D206000225</a>	0000000	0000000
HASSAN LEONA	1/10/2003	00163080000240	0016308	0000240
NABER ROBERT W	12/22/2000	00146650000178	0014665	0000178
CLASSIC CENTURY HOMES LTD	8/24/2000	00144950000548	0014495	0000548
RIVERBEND INVESTMENTS LTD	1/1/2000	000000000000000	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	\$243,000	\$75,000	\$318,000	\$318,000
2024	\$243,000	\$75,000	\$318,000	\$318,000
2023	\$264,827	\$50,000	\$314,827	\$314,827
2022	\$208,091	\$50,000	\$258,091	\$258,091
2021	\$183,184	\$50,000	\$233,184	\$233,184
2020	\$168,832	\$50,000	\$218,832	\$218,832

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.