



Address: [8640 TRINITY VISTA TR](#)
City: FORT WORTH
Georeference: 23264H-8-1
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.803018726
Longitude: -97.1905282648
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 8 Lot 1

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: \$391,157

Protest Deadline Date: 5/24/2024

Site Number: 07596995

Site Name: LAKES OF RIVER TRAILS ADDITION-8-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,976

Percent Complete: 100%

Land Sqft^{*}: 6,600

Land Acres^{*}: 0.1515

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:

LYNCH DALTON

Primary Owner Address:

8640 TRINITY VISTA TRL
HURST, TX 76053

Deed Date: 4/7/2020

Deed Volume:

Deed Page:

Instrument: [D220081535](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FUENTES VIRGINIA;MUNOZ PAUL	12/30/2014	D214281272		
ANDERSON LISA A;ANDERSON MONTY W	6/26/2014	D214136599	0000000	0000000
SKA PROPERTIES LLC	6/25/2014	D214136463	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	3/4/2014	D214065123	0000000	0000000
MATHIS JENNIE DUKE	1/21/2004	D204027608	0000000	0000000
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	\$303,000	\$75,000	\$378,000	\$378,000
2024	\$316,157	\$75,000	\$391,157	\$376,602
2023	\$318,000	\$50,000	\$368,000	\$342,365
2022	\$265,126	\$50,000	\$315,126	\$311,241
2021	\$232,946	\$50,000	\$282,946	\$282,946
2020	\$216,204	\$50,000	\$266,204	\$266,204

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.