



Address: [8613 FOUNTAINVIEW TERR](#)
City: FORT WORTH
Georeference: 23264H-7-4-70
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8067193152
Longitude: -97.1922958973
TAD Map: 2090-412
MAPSCO: TAR-052Z



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 7 Lot 4

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: 2001
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$392,098
Protest Deadline Date: 5/24/2024

Site Number: 07762178
Site Name: LAKES OF RIVER TRAILS ADDITION-7-4-70
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,968
Percent Complete: 100%
Land Sqft^{*}: 8,613
Land Acres^{*}: 0.1977
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:
HOANG CHUONG
Primary Owner Address:
8613 FOUNTAINVIEW TERR
HURST, TX 76053-7543

Deed Date: 5/1/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208164670](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOANG CHUONG	4/29/2008	D208164670	0000000	0000000
GERBER DAVID	2/16/2003	00165870000031	0016587	0000031
GERBER DAVID;GERBER SUSAN	5/31/2001	00149320000435	0014932	0000435
CLASSIC CENTURY HOMES LTD	3/16/2001	00147910000235	0014791	0000235
RIVERBEND INVESTMENT LTD	1/1/2001	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	\$317,098	\$75,000	\$392,098	\$372,205
2024	\$317,098	\$75,000	\$392,098	\$338,368
2023	\$339,403	\$50,000	\$389,403	\$307,607
2022	\$265,800	\$50,000	\$315,800	\$279,643
2021	\$216,707	\$50,000	\$266,707	\$254,221
2020	\$190,000	\$50,000	\$240,000	\$231,110

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.