



Image not found or type unknown

Address: [8604 TRINITY VISTA TR](#)
City: FORT WORTH
Georeference: 23264H-8-10
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8030438971
Longitude: -97.1920388319
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 10

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)

Site Number: 07877676

Site Name: LAKES OF RIVER TRAILS ADDITION-8-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,443

Percent Complete: 100%

Land Sqft ^{*}: 6,067

Land Acres ^{*}: 0.1392

Pool: N

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$312,227

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CLARK BRICE E

CLARK SUSAN

Primary Owner Address:

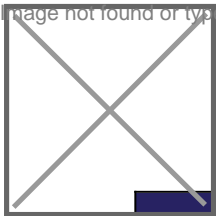
8604 TRINITY VISTA TR
HURST, TX 76053-7518

Deed Date: 7/31/2001

Deed Volume: 0015068

Deed Page: 0000269

Instrument: 00150680000269



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLASSIC CENTURY HOMES LTD	5/11/2001	00149400000241	0014940	0000241
RIVERBEND INVESTMENTS LTD	1/1/2001	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 ⁺
2025	\$1,100	\$73,900	\$75,000	\$75,000
2024	\$237,227	\$75,000	\$312,227	\$282,172
2023	\$253,731	\$50,000	\$303,731	\$256,520
2022	\$199,403	\$50,000	\$249,403	\$233,200
2021	\$162,000	\$50,000	\$212,000	\$212,000
2020	\$163,148	\$50,000	\$213,148	\$213,148

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.