



Address: [8520 TRINITY VISTA TR](#)
City: FORT WORTH
Georeference: 23264H-8-21
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8030671208
Longitude: -97.1938475809
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 21

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

Protest Deadline Date: 5/24/2024

Site Number: 07877773

Site Name: LAKES OF RIVER TRAILS ADDITION-8-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,391

Percent Complete: 100%

Land Sqft ^{*}: 7,730

Land Acres ^{*}: 0.1774

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:

SHRESTHA ASHISH
JAKIBANJA SHREEJA

Primary Owner Address:

9308 SUNRISE TRL
FORT WORTH, TX 76118

Deed Date: 4/23/2018

Deed Volume:

Deed Page:

Instrument: [D218086569](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLETTE KARRY DAWN	6/30/2016	D216152070		
JOYNES AMY;JOYNES CHRIS	1/31/2007	D207038740	0000000	0000000
SECRETARY OF HUD	9/13/2006	D206316289	0000000	0000000
WASHINGTON MUTUAL BANK FA	9/5/2006	D206282197	0000000	0000000
MARTINEZ ADRIAN P;MARTINEZ AUDRA	1/31/2003	00163760000312	0016376	0000312
GAMBLE BARTON F;GAMBLE KRISTIN	9/5/2001	00151430000221	0015143	0000221
HISTORY MAKER HOMES LLC	5/24/2001	00149170000069	0014917	0000069
RIVERBEND INVESTMENTS 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	\$213,000	\$75,000	\$288,000	\$288,000
2024	\$213,000	\$75,000	\$288,000	\$288,000
2023	\$248,443	\$50,000	\$298,443	\$298,443
2022	\$195,303	\$50,000	\$245,303	\$244,171
2021	\$171,974	\$50,000	\$221,974	\$221,974
2020	\$159,843	\$50,000	\$209,843	\$209,843

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.