



**Address:** [8460 TRINITY VISTA TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-10-16  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8035198349  
**Longitude:** -97.1951895328  
**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 10 Lot 16

**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:** 40015459

**Site Name:** LAKES OF RIVER TRAILS ADDITION-10-16

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,512

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 6,656

**Land Acres** <sup>\*</sup>: 0.1528

**Pool:** N

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$295,000

**Protest Deadline Date:** 5/24/2024

<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:**

HOFFMAN DAVID

**Primary Owner Address:**

8460 TRINITY VISTA TR  
HURST, TX 76053-7420

**Deed Date:** 7/21/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206223638](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	12/6/2005	<a href="#">D206059524</a>	0000000	0000000
WASHINGTON MUTUAL BANK	12/6/2005	<a href="#">D205369420</a>	0000000	0000000
CONTRERAS ANDREA;CONTRERAS DUANE	12/1/2003	<a href="#">D203463658</a>	0000000	0000000
HISTORY MAKER HOMES LLC	4/23/2002	00156350000297	0015635	0000297
RIVERBEND INVESTMENT LTD	1/1/2002	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 <sup>+</sup>
2025	\$220,000	\$75,000	\$295,000	\$295,000
2024	\$220,000	\$75,000	\$295,000	\$290,400
2023	\$250,000	\$50,000	\$300,000	\$264,000
2022	\$190,000	\$50,000	\$240,000	\$240,000
2021	\$169,000	\$50,000	\$219,000	\$219,000
2020	\$169,548	\$50,000	\$219,548	\$219,548

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.