



Address: [8452 TRINITY VISTA TR](#)
City: FORT WORTH
Georeference: 23264H-10-18
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.803673627
Longitude: -97.1954623359
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 18

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: 2002

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 40015475

Site Name: LAKES OF RIVER TRAILS ADDITION-10-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,613

Percent Complete: 100%

Land Sqft ^{*}: 6,386

Land Acres ^{*}: 0.1466

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:

BASHYAL SHRIJANA

Primary Owner Address:

10627 KINGFISHER RD
COPPELL, TX 75019

Deed Date: 12/15/2014

Deed Volume:

Deed Page:

Instrument: [D214272040](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCOOL LISA	4/29/2011	D211105100	0000000	0000000
RHODES ANNE MARIE;RHODES CHARLES	9/24/2002	00160050000480	0016005	0000480
HISTORY MAKER HOMES LLC	5/16/2002	00157150000219	0015715	0000219
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 ⁺
2025	\$171,323	\$75,000	\$246,323	\$246,323
2024	\$220,316	\$75,000	\$295,316	\$295,316
2023	\$242,106	\$50,000	\$292,106	\$292,106
2022	\$185,000	\$50,000	\$235,000	\$235,000
2021	\$185,000	\$50,000	\$235,000	\$235,000
2020	\$176,668	\$50,000	\$226,668	\$226,668

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.