



Address: [8444 TRINITY VISTA TR](#)
City: FORT WORTH
Georeference: 23264H-10-20
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8037466155
Longitude: -97.1957802516
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 20

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: 40015491
Site Name: LAKES OF RIVER TRAILS ADDITION-10-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,534
Percent Complete: 100%
Land Sqft^{*}: 5,504
Land Acres^{*}: 0.1263
Pool: N

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$322,333

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:

BOBOY LOLA C

BOBOY JEAN L M

Primary Owner Address:

8444 TRINITY VISTA TR
HURST, TX 76053-7420

Deed Date: 5/15/2017

Deed Volume:

Deed Page:

Instrument: [D217114552](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOBOY JEAN LOUIS MBUMBU;BOBOY LOLA CAROLINE	10/9/2002	00160610000489	0016061	0000489
HISTORY MAKER HOMES LLC	4/23/2002	00156400000176	0015640	0000176
RIVERBEND INVESTMENT LTD	1/1/2002	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	\$247,333	\$75,000	\$322,333	\$322,333
2024	\$247,333	\$75,000	\$322,333	\$309,975
2023	\$264,565	\$50,000	\$314,565	\$281,795
2022	\$207,809	\$50,000	\$257,809	\$256,177
2021	\$182,888	\$50,000	\$232,888	\$232,888
2020	\$169,926	\$50,000	\$219,926	\$219,926

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.