



**Address:** [8440 TRINITY VISTA TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-10-21  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8037762678  
**Longitude:** -97.195939186  
**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 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:** 2002

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$379,957

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

**Site Number:** 40015505  
**Site Name:** LAKES OF RIVER TRAILS ADDITION-10-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,474  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1262  
**Pool:** N

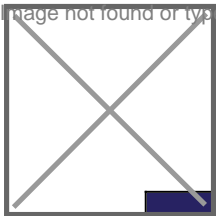
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
MOHAMMED REZIA MIRZA  
**Primary Owner Address:**  
8440 TRINITY VISTA TR  
HURST, TX 76053-7420

**Deed Date:** 8/16/2002  
**Deed Volume:** 0015911  
**Deed Page:** 0000321  
**Instrument:** 00159110000321



Previous Owners	Date	Instrument	Deed Volume	Deed Page
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 <sup>+</sup>
2025	\$304,957	\$75,000	\$379,957	\$379,957
2024	\$304,957	\$75,000	\$379,957	\$374,880
2023	\$372,632	\$50,000	\$422,632	\$340,800
2022	\$286,018	\$50,000	\$336,018	\$309,818
2021	\$231,653	\$50,000	\$281,653	\$281,653
2020	\$208,210	\$50,000	\$258,210	\$258,210

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.