



Address: [8436 TRINITY VISTA TR](#)
City: FORT WORTH
Georeference: 23264H-10-22
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8038033192
Longitude: -97.1961084788
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 22

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: \$356,013

Protest Deadline Date: 5/24/2024

Site Number: 40015513

Site Name: LAKES OF RIVER TRAILS ADDITION-10-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 2,052

Percent Complete: 100%

Land Sqft ^{*}: 6,228

Land Acres ^{*}: 0.1429

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:

GONZALEZ CHRISTINA M

Primary Owner Address:

8436 TRINITY VISTA TRL
HURST, TX 76053

Deed Date: 9/11/2020

Deed Volume:

Deed Page:

Instrument: [D220232391](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BINION ELENA;BINION JACK	5/16/2006	D206155275	0000000	0000000
LOFTON SHANITA;LOFTON TERRANCE	7/19/2002	00158500000071	0015850	0000071
HISTORY MAKER HOMES LLC	4/23/2002	00156400000176	0015640	0000176
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	\$281,013	\$75,000	\$356,013	\$349,920
2024	\$281,013	\$75,000	\$356,013	\$318,109
2023	\$331,753	\$50,000	\$381,753	\$289,190
2022	\$259,316	\$50,000	\$309,316	\$262,900
2021	\$189,000	\$50,000	\$239,000	\$239,000
2020	\$221,396	\$50,000	\$271,396	\$271,396

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.