



Address: [8404 TRINITY VISTA TR](#)
City: FORT WORTH
Georeference: 23264H-10-30
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8044096763
Longitude: -97.1972728418
TAD Map: 2090-412
MAPSCO: TAR-066C



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 30

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: 40015602

Site Name: LAKES OF RIVER TRAILS ADDITION-10-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,721

Percent Complete: 100%

Land Sqft^{*}: 6,380

Land Acres^{*}: 0.1464

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: VANGUARD PROPERTY TAX APPEALS (P2005)

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:

SOTOOKA JUN

Primary Owner Address:

5050 QUORUM DR STE 225
DALLAS, TX 75254

Deed Date: 9/25/2019

Deed Volume:

Deed Page:

Instrument: [D219220449](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	4/1/2019	D219069405		
SAFFOLD KUMISHA D	6/3/2010	D210134813	0000000	0000000
BAUER ADAM;BAUER MIRANDA	9/18/2002	00159890000159	0015989	0000159
HISTORY MAKER HOMES LLC	6/21/2002	00157830000223	0015783	0000223
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	\$258,000	\$75,000	\$333,000	\$333,000
2024	\$258,000	\$75,000	\$333,000	\$333,000
2023	\$290,500	\$50,000	\$340,500	\$340,500
2022	\$234,000	\$50,000	\$284,000	\$284,000
2021	\$188,000	\$50,000	\$238,000	\$238,000
2020	\$168,000	\$50,000	\$218,000	\$218,000

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.