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Address: [8421 TRINITY VISTA TR](#)
City: FORT WORTH
Georeference: 23264H-12-1
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8045101975
Longitude: -97.1964622033
TAD Map: 2090-412
MAPSCO: TAR-066C



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LAKES OF RIVER TRAILS
ADDITION Block 12 Lot 1

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: \$378,186

Protest Deadline Date: 5/24/2024

Site Number: 40015734

Site Name: LAKES OF RIVER TRAILS ADDITION-12-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 2,451

Percent Complete: 100%

Land Sqft ^{*}: 7,333

Land Acres ^{*}: 0.1683

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:

BIGELOW JAMES J

BIGELOW TERRI L

Primary Owner Address:

8421 TRINITY VISTA TR
HURST, TX 76053-7421

Deed Date: 7/10/2002

Deed Volume: 0015827

Deed Page: 0000213

Instrument: 00158270000213

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	4/30/2002	00156460000148	0015646	0000148
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	\$303,186	\$75,000	\$378,186	\$378,186
2024	\$303,186	\$75,000	\$378,186	\$374,391
2023	\$372,081	\$50,000	\$422,081	\$340,355
2022	\$279,755	\$50,000	\$329,755	\$309,414
2021	\$231,285	\$50,000	\$281,285	\$281,285
2020	\$220,309	\$50,000	\$270,309	\$270,309

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.