



Address: [8364 RIVERSPRINGS DR](#)
City: FORT WORTH
Georeference: 23264H-14-17
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8037890925
Longitude: -97.197810583
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 14 Lot 17

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: 40021610
Site Name: LAKES OF RIVER TRAILS ADDITION-14-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,052
Percent Complete: 100%
Land Sqft^{*}: 6,050
Land Acres^{*}: 0.1388
Pool: N

State Code: A
Year Built: 2002
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$399,119
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:
HAYLAE SOLOMON
LEMA TSIGIE
Primary Owner Address:
8364 RIVERSPRINGS DR
HURST, TX 76053

Deed Date: 2/9/2018
Deed Volume:
Deed Page:
Instrument: [D218029953](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMAYA GLENDA	10/19/2010	D210265395	0000000	0000000
AMAYA GLENDA ETAL	7/11/2006	D206225157	0000000	0000000
JPMORGAN CHASE BANK	4/5/2006	D206117648	0000000	0000000
ELEY CHRISTY M;ELEY HOPE DENNEY	3/26/2003	00165500000071	0016550	0000071
HISTORY MAKER HOMES	8/1/2002	00159290000166	0015929	0000166
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	\$324,119	\$75,000	\$399,119	\$351,384
2024	\$324,119	\$75,000	\$399,119	\$319,440
2023	\$346,953	\$50,000	\$396,953	\$290,400
2022	\$271,670	\$50,000	\$321,670	\$264,000
2021	\$190,000	\$50,000	\$240,000	\$240,000
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.