



Address: [8360 RIVERSPRINGS DR](#)
City: FORT WORTH
Georeference: 23264H-14-18
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8037918609
Longitude: -97.1979776285
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 18

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: 40021629

Site Name: LAKES OF RIVER TRAILS ADDITION-14-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,417

Percent Complete: 100%

Land Sqft ^{*}: 5,500

Land Acres ^{*}: 0.1262

Pool: N

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$311,982

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:

SPELL LAUREN

SPELL KYLER

Primary Owner Address:

8360 RIVERSPRINGS DR
HURST, TX 76053

Deed Date: 10/31/2024

Deed Volume:

Deed Page:

Instrument: [D224199931](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALTER NICOLE	6/20/2023	D223108550		
HOBBY CHRISTY	4/7/2003	00165990000103	0016599	0000103
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	\$236,982	\$75,000	\$311,982	\$311,982
2024	\$236,982	\$75,000	\$311,982	\$311,982
2023	\$253,450	\$50,000	\$303,450	\$272,712
2022	\$199,202	\$50,000	\$249,202	\$247,920
2021	\$175,382	\$50,000	\$225,382	\$225,382
2020	\$162,994	\$50,000	\$212,994	\$212,994

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.