



Address: [8316 RIVERSPRINGS DR](#)
City: FORT WORTH
Georeference: 23264H-14-29
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.803817018
Longitude: -97.1997665663
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 29

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: 2003

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40079406

Site Name: LAKES OF RIVER TRAILS ADDITION-14-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,586

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

CABALLERO CAROLYN
CABALLERO M A

Primary Owner Address:
8316 RIVERSPRINGS DR
HURST, TX 76053-7430

Deed Date: 9/29/2011
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D211237438](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOURNING JUSTIN E	5/21/2003	00167530000276	0016753	0000276
CHOICE HOMES INC	3/4/2003	00164500000038	0016450	0000038
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	\$218,856	\$75,000	\$293,856	\$293,856
2024	\$218,856	\$75,000	\$293,856	\$293,856
2023	\$272,011	\$50,000	\$322,011	\$268,695
2022	\$213,697	\$50,000	\$263,697	\$244,268
2021	\$172,062	\$50,000	\$222,062	\$222,062
2020	\$172,062	\$50,000	\$222,062	\$222,062

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.