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**Address:** [8616 LAKE SPRINGS TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-7A-19  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8037923483  
**Longitude:** -97.1912129902  
**TAD Map:** 2090-412  
**MAPSCO:** TAR-066D



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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 7A Lot 19

**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:** 40514447

**Site Name:** LAKES OF RIVER TRAILS ADDITION-7A-19

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,743

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,906

**Land Acres<sup>\*</sup>:** 0.2044

**Pool:** Y

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX LOCK (11667)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$319,799

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

HORDER ERICH H

**Primary Owner Address:**

8616 LAKE SPRINGS TR  
HURST, TX 76053-7526

**Deed Date:** 11/19/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213298421](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMPBELL WILLIAM L	3/26/2012	<a href="#">D212082163</a>	0000000	0000000
CAMPBELL AMY;CAMPBELL WILLIAM	8/6/2005	000000000000000	0000000	0000000
PETROSS AMY;PETROSS WM CAMPBELL	12/3/2004	<a href="#">D204378130</a>	0000000	0000000
TARRANT ACQUISITION LTD	6/30/2004	<a href="#">D204209130</a>	0000000	0000000
RIVERBEND INVESTMENT LTD	1/1/2004	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 <sup>+</sup>
2025	\$244,799	\$75,000	\$319,799	\$319,799
2024	\$244,799	\$75,000	\$319,799	\$312,785
2023	\$263,528	\$50,000	\$313,528	\$284,350
2022	\$257,000	\$50,000	\$307,000	\$258,500
2021	\$185,000	\$50,000	\$235,000	\$235,000
2020	\$185,000	\$50,000	\$235,000	\$235,000

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

- 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.