



Address: [8620 LAKE SPRINGS TR](#)
City: FORT WORTH
Georeference: 23264H-7A-20
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8038098784
Longitude: -97.1910151039
TAD Map: 2090-412
MAPSCO: TAR-066D



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 7A Lot 20

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: 40514455

Site Name: LAKES OF RIVER TRAILS ADDITION-7A-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,127

Percent Complete: 100%

Land Sqft^{*}: 10,758

Land Acres^{*}: 0.2469

Pool: N

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$407,478

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:

KIRKPATRICK SCOTT E
KIRKPATRICK KIM

Primary Owner Address:

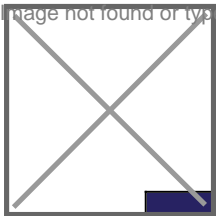
8620 LAKE SPRINGS TR
HURST, TX 76053-7526

Deed Date: 7/12/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204224230](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TARRANT ACQUISITION LTD	4/23/2004	D204127067	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 ⁺
2025	\$332,478	\$75,000	\$407,478	\$407,478
2024	\$332,478	\$75,000	\$407,478	\$392,367
2023	\$355,868	\$50,000	\$405,868	\$356,697
2022	\$278,691	\$50,000	\$328,691	\$324,270
2021	\$244,791	\$50,000	\$294,791	\$294,791
2020	\$227,145	\$50,000	\$277,145	\$277,145

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.