



Address: [8504 LAKE SPRINGS TR](#)
City: FORT WORTH
Georeference: 23264H-9-2
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8039622908
Longitude: -97.1940970007
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 9 Lot 2

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: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$404,837

Protest Deadline Date: 5/24/2024

Site Number: 40514498

Site Name: LAKES OF RIVER TRAILS ADDITION-9-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,085

Percent Complete: 100%

Land Sqft^{*}: 7,108

Land Acres^{*}: 0.1631

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:

BOEHME CRAIG

BOEHME LYN

Primary Owner Address:

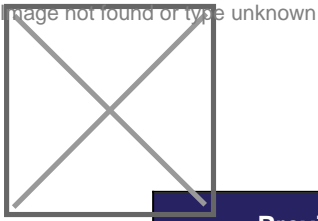
8504 LAKE SPRINGS TR
HURST, TX 76053-7509

Deed Date: 10/22/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204336070](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$329,837	\$75,000	\$404,837	\$404,837
2024	\$329,837	\$75,000	\$404,837	\$389,818
2023	\$353,035	\$50,000	\$403,035	\$354,380
2022	\$276,495	\$50,000	\$326,495	\$322,164
2021	\$242,876	\$50,000	\$292,876	\$292,876
2020	\$225,375	\$50,000	\$275,375	\$275,375

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.