



**Address:** [8508 LAKE SPRINGS TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-9-3  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8039248438  
**Longitude:** -97.1939287821  
**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 3

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 40514501

**Site Name:** LAKES OF RIVER TRAILS ADDITION-9-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,880

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,287

**Land Acres<sup>\*</sup>:** 0.1672

**Pool:** N

<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:**

CHURCHILL CATHERINE

**Primary Owner Address:**

8508 LAKE SPRINGS TRL  
HURST, TX 76053

**Deed Date:** 7/6/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217153946](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GATLIN AMANDA G;GATLIN GARRETT	6/23/2011	<a href="#">D211155122</a>	0000000	0000000
CUDAL FLORANTE F ETA JR	1/12/2005	<a href="#">D205018130</a>	0000000	0000000
TARRANT ACQUISITION LTD	8/31/2004	<a href="#">D204278494</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	\$272,341	\$75,000	\$347,341	\$347,341
2024	\$272,341	\$75,000	\$347,341	\$347,341
2023	\$334,490	\$50,000	\$384,490	\$328,391
2022	\$263,256	\$50,000	\$313,256	\$298,537
2021	\$221,397	\$50,000	\$271,397	\$271,397
2020	\$200,840	\$50,000	\$250,840	\$250,840

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.