



**Address:** [8516 LAKE SPRINGS TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-9-5  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8038940842  
**Longitude:** -97.1935856853  
**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 5

**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:** 5/1/2025

**Notice Value:** \$413,579

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

**Site Number:** 40514536

**Site Name:** LAKES OF RIVER TRAILS ADDITION-9-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,542

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**Pool:** Y

<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:**

ROBINSON DOUGLAS B  
ROBINSON SARA C

**Primary Owner Address:**

8516 LAKE SPRINGS TRL  
HURST, TX 76053

**Deed Date:** 6/26/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218141832](#)

| Previous Owners                     | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------------------|-------------|-----------|
| CARTUS FINANCIAL CORPORATION        | 6/21/2018  | <a href="#">D218141831</a> |             |           |
| INGRAM JEAN                         | 9/26/2013  | <a href="#">D213258389</a> | 0000000     | 0000000   |
| DINGLEDINE KEVIN R;DINGLEDINE TAMMY | 11/19/2004 | <a href="#">D204369615</a> | 0000000     | 0000000   |
| TARRANT ACQUISITION LTD             | 8/13/2004  | <a href="#">D204259787</a> | 0000000     | 0000000   |
| RIVERBEND INVESTMENT LTD            | 1/1/2004   | 0000000000000000           | 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 | \$338,579          | \$75,000    | \$413,579    | \$413,579                    |
| 2024 | \$360,347          | \$75,000    | \$435,347    | \$395,172                    |
| 2023 | \$408,756          | \$50,000    | \$458,756    | \$359,247                    |
| 2022 | \$303,590          | \$50,000    | \$353,590    | \$326,588                    |
| 2021 | \$246,898          | \$50,000    | \$296,898    | \$296,898                    |
| 2020 | \$246,898          | \$50,000    | \$296,898    | \$296,898                    |

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.