



**Address:** [8520 LAKE SPRINGS TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-9-6  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8038825493  
**Longitude:** -97.1934220625  
**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 6

**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:** 40514544

**Site Name:** LAKES OF RIVER TRAILS ADDITION-9-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,994

**Percent Complete:** 100%

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

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

**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:**

NGUYEN HANH THI

**Primary Owner Address:**

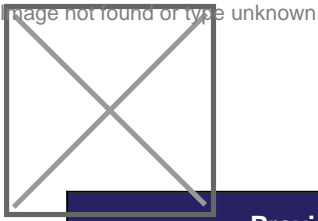
8520 LAKE SPRINGS TR  
HURST, TX 76053-7509

**Deed Date:** 9/25/2013

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D213252951](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOFFORD ERIN R	9/27/2010	<a href="#">D210243560</a>	0000000	0000000
RICHARDSON;RICHARDSON HOWARD P III	11/1/2004	<a href="#">D204342875</a>	0000000	0000000
TARRANT ACQUISITION LTD	7/9/2004	<a href="#">D204218402</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	\$280,912	\$75,000	\$355,912	\$355,912
2024	\$280,912	\$75,000	\$355,912	\$355,912
2023	\$344,978	\$50,000	\$394,978	\$394,978
2022	\$271,714	\$50,000	\$321,714	\$321,714
2021	\$238,753	\$50,000	\$288,753	\$288,753
2020	\$189,000	\$50,000	\$239,000	\$239,000

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

There are no exemptions for this property

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.