



**Address:** [8532 LAKE SPRINGS TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-9-9  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8038499164  
**Longitude:** -97.1929331755  
**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 9

**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:** 2005

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$420,000

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

**Site Number:** 40514579

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,667

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,656

**Land Acres<sup>\*</sup>:** 0.1528

**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:**

STARNES ERIC B  
STARNES AMANDA

**Primary Owner Address:**

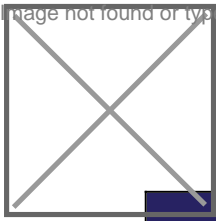
8532 LAKE SPRINGS TR  
HURST, TX 76053-7509

**Deed Date:** 8/4/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205231730](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TARRANT ACQUISITION LTD	3/31/2005	<a href="#">D205095189</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	\$271,289	\$75,000	\$346,289	\$346,289
2024	\$345,000	\$75,000	\$420,000	\$359,370
2023	\$380,000	\$50,000	\$430,000	\$326,700
2022	\$283,763	\$50,000	\$333,763	\$297,000
2021	\$220,000	\$50,000	\$270,000	\$270,000
2020	\$220,000	\$50,000	\$270,000	\$270,000

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

- 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.