



Address: [8536 LAKE SPRINGS TR](#)
City: FORT WORTH
Georeference: 23264H-9-10
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8038331918
Longitude: -97.1927615749
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 10

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)

Site Number: 40514587

Site Name: LAKES OF RIVER TRAILS ADDITION-9-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 2,027

Percent Complete: 100%

Land Sqft ^{*}: 6,960

Land Acres ^{*}: 0.1597

Pool: N

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$361,098

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SIRISAKD MATT NONG
SIRISAKD MELISSA

Primary Owner Address:

8536 LAKE SPRINGS TR
HURST, TX 76053-7509

Deed Date: 6/24/2021

Deed Volume:

Deed Page:

Instrument: [D221181493](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIRISAKD MATT NONG	4/21/2006	D206124334	0000000	0000000
TARRANT ACQUISITION LTD	11/28/2005	D205359604	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 ⁺
2025	\$286,098	\$75,000	\$361,098	\$361,098
2024	\$286,098	\$75,000	\$361,098	\$330,330
2023	\$352,941	\$50,000	\$402,941	\$300,300
2022	\$223,000	\$50,000	\$273,000	\$273,000
2021	\$223,000	\$50,000	\$273,000	\$260,700
2020	\$187,000	\$50,000	\$237,000	\$237,000

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.