



Address: [8353 WINTER FALLS TR](#)
City: FORT WORTH
Georeference: 23264H-17-2
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8056920056
Longitude: -97.1977695132
TAD Map: 2090-412
MAPSCO: TAR-052Y



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 17 Lot 2

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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$366,514

Protest Deadline Date: 5/24/2024

Site Number: 40586448

Site Name: LAKES OF RIVER TRAILS ADDITION-17-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,725

Percent Complete: 100%

Land Sqft^{*}: 6,050

Land Acres^{*}: 0.1388

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MONTALVO KARLA M
MONTALVO HECTOR L

Primary Owner Address:
8353 WINTER FALLS TRL
HURST, TX 76053

Deed Date: 7/14/2017

Deed Volume:

Deed Page:

Instrument: [D217162400](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ISLAS DONNA J;ISLAS ERNESTO	11/5/2012	D212290453	0000000	0000000
WOOD BRIAN KEITH	7/28/2009	D209203704	0000000	0000000
STEPHENS GARY;STEPHENS MARILYN	6/25/2007	D207238236	0000000	0000000
MACK CLARK HOMES INC	3/14/2005	D205099593	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 ⁺
2025	\$291,514	\$75,000	\$366,514	\$366,514
2024	\$291,514	\$75,000	\$366,514	\$352,965
2023	\$311,870	\$50,000	\$361,870	\$320,877
2022	\$244,692	\$50,000	\$294,692	\$291,706
2021	\$215,187	\$50,000	\$265,187	\$265,187
2020	\$199,831	\$50,000	\$249,831	\$249,831

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.